

# THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.

*A Corporation Not for Profit*

DRAFT

## MINUTES OF THE BOARD MEETING

April 17, 2014

A Regular Board meeting was scheduled to be held at 2:00 P.M. on April 17, 2014 at the Jacaranda Library, (Youth Room) 4143 Woodmere Park Blvd. Venice, Florida.

The meeting was called to order at 2:00 P.M. by the President, Ms. Haas.

Notice of the meeting was posted on the property prior to the meeting in accordance with the requirements of the Association Documents and Florida Statutes.

The following Directors were in attendance:

Jeri Haas, President; Paul de Percin, Vice President; Cathy Lieberman, Director  
Jane Rodgers, Secretary; Rob Poglitsch, Director;

Absent: Howard Grubb, Treasurer Absent: Darlene Curtin, Director;

A quorum was determined to be present.

**UNDER THE HEADING OF READING AND APPROVAL OF MINUTES:** A motion was made by Mr. Poglitsch and seconded by Ms. Rodgers, and it was unanimously,

**VOTED 14-13:** to approve the March 20, 2014, Board meeting minutes as submitted. Motion passed.

**UNDER THE HEADING OF TREASURER REPORT:** Mr. de Percin reviewed the March 2014 financial report.

### Committee Reports:

1. Irrigation
  - A. Mostly OK.
  - B. Several minor repairs have been made. Disposal of leaves is an issue.
2. Lawn and Pest control
  - A. Cathy Lieberman indicated a new contract proposal from Kelly's contains several added green spaces, turf areas and oak trees.
  - B. Discussion arose as to provisions and new rate. New rate is \$28296.00.

**UNDER THE HEADING OF KELLY'S CONTRACT:** A motion was made by Ms. Haas and seconded by Mr. de Percin and it was

**VOTED 14-14:** To extend Kelly's contract for 3 years as presented.

**4 YES Mr. Poglitsch abstained** Motion passed

**UNFINISHED BUSINESS:**

1. Power Washing
  - A. Power washing is scheduled for April 21, 2014.
  - B. Cost per driveway will be \$30.00 Single      \$40.00 Double      \$50.00 Extra long
  - C. Owners will have 30 days to pay.

**ARB**

1. Pendleton was surveyed several years ago with regard to screen locations.
2. Notice to be sent to Bayport to clarify a screen specification. Has to be white.

**UNDER THE HEADING OF SCREEN ENCLOSURE REQUESTS ON BAYPORT:** A motion was made by Mr. de Percin and seconded by Mr. Poglitsch and it was unanimously **VOTED 14-15:** We move to table the requests for screened entries on Bayport until September or October 2014. Motion passed

830 Bayport – Screen entryway  
836 Bayport – Screen entryway  
838 Bayport – Screen entryway

**UNDER THE HEADING OF ARB APPROVALS:** A motion was made by Mr. de Percin and seconded by Mr. Poglitsch and it was unanimously **VOTED 14-16** to approve the installation of exterior windows at 816 Bayport with the requirement that they be white. Motion passed

**UNDER THE HEADING OF REMOVAL OF PINE TREE:** Upon a motion made by Mr. de Percin and seconded by Ms. Lieberman and it was unanimously **VOTED 14-17** to authorize the expenditure of up to \$250.00 to remove the pine tree at Pres 2. Stump will not be ground. Motion passed.

**UNDER THE HEADING OF SALE APPLICATIONS:** Upon a motion made by Mr. de Percin and seconded by Ms. Lieberman and it was unanimously **VOTED 14-18:** to approve the sale of 885 Bayport and 800 Bayport as presented. Motion passed.

Rob Poglitsch indicated that the pond by the gazebo will be taken care of.

The Master Association Peppertree Eradication Committee indicated that the Melaluca behind the pool may be removed.

Next meeting to be May 15, 2014 at the Jacaranda Library.

There being no further business to come before the Board, the meeting was adjourned at 2:59 P.M. by Ms. Haas.

Respectfully submitted

Tom Ford  
For the Secretary