



The Villas of Chestnut Creek

Board Meeting Draft Minutes

Thursday October 16, 2014 @ 2:30 PM

Present at the Board meeting was Paul DePercin/ Vice President; Howard Grubb/Treasurer; Darlene Curtin/Director, and Jane Rodgers/Secretary

Minutes:

July 17: Howard moved and Jane seconded to approve minutes as presented. **Motion** passed unanimously.

September 4: Jane made a **Motion** and Howard seconded. **Motion** passed unanimously.

September 11, 2014: Jane made a **Motion** and Howard seconded. **Motion** passed unanimously.

Absent: Jeri Haas, Robert Politsch, and Cathy Lieberman

President's Report:

Applications:

New members: Joseph and Marie Palagonia on Bayport Circle were welcomed to the community.

Applications (2) approvals for sales: Bayport 874 sold, and submittal for 492 Pendleton.

Crime on Deardon Drive: Paul DePercin reported that there were vehicle break-ins on Deardon Drive. Unlocked cars were "broken" into; Paul DePercin recommended that homeowners lock cars and doors when they are not in use. All violators were caught by the police department.

Owner comments: if any one sees any nefarious characters or people, call 911 and/or county Sheriff's office.

Oaks in Bayport Circle:

Trees: DePercin reported that several trees on Bayport are either hanging over the road thus when Waste Management comes through the association, the trees are getting damaged. Board to seek owners help in trimming their own trees to save the life of the tree. Many owner trees are hanging over the road. Waste Management reported that the trucks are coming through and hitting the trees. Waste Management is not worried about hitting the truck, just worried about hurting the trees.

Website: Sarasota .org to check on crimes anywhere in the county defining any and all crimes in your areas

Treasurer's report: Attached to these corporate records.

New Business:

Introduction of Sunstate Association Management Group and Michelle Thibeault/President & Owner
Your new Community manager is Michelle S. Thibeault and her support staff person is Irene Carruolo.
The both may be reached at 941-870-4920:

Michelle's email is: michelle@sunstatemanagement.com

Irene's email is: irene@sunstatemanagement.com

Auto pay: The Board urged the membership to sign up for auto pay for their monthly dues. Howard noted that it saves the association several hundred dollars by getting rid of coupons books. Also, you won't get dinged on late fees.

Maintenance of Properties: Michelle reported that a weekly drive through will begin to occur in November.

Lawn issues: Paul reported that Cathy Lieberman is in charge of the landscaping. Any and all issues should go to her at Chestnut Creek Villas email address. Cathy and her team will work with Hoskins Pest Control, as well as Kelly's Lawn Service.

Tennis court: Paul looking into getting the tennis net re-stitched.

ARB:

833 Bayport: Owner submitted a request to have weather tight windows to replace 3 windows with hurricane coated in similar appearance. Howard submitted for approval and Darlene seconded. Motion passed unanimously.

Owner question:

Screened Enclosure. Board reported that this item was tabled to the fall upon Bob's return. Board reported that this would require a vote of the membership of Bayport. Vote to happen in November. Michelle questioned the validity of the vote per Florida statutes. Precedent may already be set by the previous tallying of votes from Pendleton.

Properties for sale:

528 Pendleton Drive, 468 Pendleton Court, 492 Pendleton Place. 868 Bayport Circle and 866 Bayport Circle plus 2 more brought to meeting. All over 55: Proof of age submitted via license and/or witness.

Grill: Purchased for community: will be here soon.

Bocce Court: Jane reported that there is interest in a Bocce ball court. Michelle Thibeault from Sunstate Management Group will get bids.

The Next Meeting is November 20 at 2:30 PM at the Jacaranda Library. All meetings except for the Annual meeting, will be held on the 3rd Thursday of the month at the Library. Please note it on your calendar in February – need to see if we can use Good Shepherd Episcopal Church.

The meeting ended at 3:20 PM