



# The Villas of Chestnut Creek

Board Meeting Draft Minutes

Thursday November 20, 2014 @ 2:30 PM

**Quorum:** Present at the Board meeting was Jeri Haas/President, Paul DePercin/ Vice President; Jane Rodgers/Secretary; Darlene Curtin/Director, Bob Poglitsgh, Director

**Absent:** Howard Grubb/Treasurer; Cathy Lieberman/Director

**MINUTES: MOTION** made by Darlene and seconded by Jane to approve the October 2014 minutes as presented.

**President's Report:**

**GRILL:** Jeri Haas reported that a new grill has been purchased.

**ATTORNEY DISCUSSION:** Discussion over Attorneys. Jeri reported Michelle presented a notice of intent from Attorney David Meyer. Jeri reported he has his own law firm and a little less expensive. Easy to work with and does not over bill. Mr. Meyer says he works with associations to have an association legal action plan. Jeri is recommending to the Board to recommend this change. **MOTION** made by Paul and Bob seconded. Motion passed unanimously.

**Introduction of Board members:** Each Board member introduced themselves. Names and titles were given.

**PHONE BOOK:** Jeri reported that the phone book has been delayed because of the 7 new homeowners. Alice Kienitz discussed getting phone book prices. Suggestion was made to do a loose leaf binder. We can do a small or a big one for those who cannot see that well. Total cost \$120. Binders are not cheap any more. Finalization on size will be decided before we print the books.

**New owners:** Jeri Haas welcomed new homeowners.

**Financial Report:** Jeri instructed Michelle to report on the Financial Statements. Michelle reported the following;

- AS attached to the corporate records, The Villas of Chestnut Creek have combined assets of 415,463.07. Several owners have prepaid.

**Coupon books:** Jeri Haas reported that we will no longer have coupon books. Please send all payments to Sunstate Association Management Group, PO Box 18809, Sarasota Florida 34276

**Compliance:** Jeri reported Michelle will be sending notices for non-compliance; dirty roofs, weeds in beds, unpainted garage doors will all be sited.

**Discussion over dirty driveways.** Bob reported - Do not use bleach. Use Goof off for Pendleton only.

**Sales:** Brown house is pending sale.

**Irrigation;** Bob reported David Nichols of Nichols irrigation was in the area when a major break down occurred. It was about 3 feet deep that fed all of Pendleton Drive. David changed relay and sprinkler heads. Bob instructed David to change the broken heads all at once. Bob reported all notes that are put in the mailbox will be handled. If emergency call Bob; don't text.

**Question on how often sprinklers.** On recommendation of Hoskins, David changed the sprinklers for Tuesdays and Fridays for a short period of time; twice week.

**Question over when heads are cleaned.** Jeri Haas reported if you need a head cleaned, put a note in the box. Also, reported there are some heads that may be hidden. Note, the cleaning of heads is not on a schedule and not necessarily in his contract.

**Website:** Glimmer is the name of the vendor who takes care of the website. Owner reported they have not changed the management firms name to Sunstate Association Management Group

**Note:** Sunstate Association Management Group has moved their Venice office to;

**Sunstates' physical address is:**

228 Ponce de Leon, Venice, Florida 34285 (parallel to Miami Avenue on Venice Island)

**Mailing Address** remains the same:

PO Box 18800, Sarasota, Florida 34276. Please mail all checks to the PO Box.

**Question over what to paint the lamp posts:** Discussion over the correct brown color nothing decided.

**Lakes:** Linda Lewis reported on the Master Association and the lakes. An Engineering report was done. Lake 9 Bayport was found to have a lot of erosion. The plan is to redo the embankments with geo tubes. Lot lines on Lake 9 go almost to the pond. No easement area. Master getting the legal opinion to know if the association may or may not work in that area.

**Question over epoxy smell:** County taking care of storm water pipes to Hatchet Creek. Contracted by the county to inline the pipes that are already there.

**UNFINISHED BUSINESS:**

Tennis net is unravelling; Paul found a woman who will do heavy duty stitching. MOTION by Paul and seconded **by Jeri to have net restitched. Motion passed unanimously.**

**Management Report:** Michelle reported a friendly reminder will go out to remind owners to clean roofs, driveways and pull weeds.

**Mailboxes:** Michelle reported that they need maintenance. Jeri reported if the lock is sticking, leave a note for the mailperson and they will fix or replace.

**Work day:** Jeri reported next month we will decide on a work day.

**Bayport Entryway discussion:** Discussion over entryways on Bayport and where it will be – at the arch area? Jeri reported the size, coloring will be put on the bulletin board just like they did in Pendleton. Owner asked for an update. Jeri reported that we need to wait on the vote.

**Budget** Paul moved and seconded by Jeri to approve the budget as drafted. Motion passed unanimously.

**The Next Meeting** is December 18 at 2:30 PM at the Jacaranda Library. All meetings except for the Annual meeting, will be held on the 3<sup>rd</sup> 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 adjourned at 3:20 PM