



# The Villas of Chestnut Creek

**Board of Directors Meeting**  
**Tuesday, December 18<sup>th</sup>, 2014 at 2:30 pm**

**Quorum:** Present at the Board meeting was Jeri Haas/President, Paul DePercin/ Vice President; Jane Rodgers/Secretary; Darlene Curtin/Director, Bob Poglitsch/ Director, Howard Grubb/Treasurer and Cathy Lieberman/Director.

## **President's Report:**

Fire in the Area: Jeri Haas noted a fire occurred in the preserve behind Pendleton Drive, but was put out timely.

Paint colors in book: Jeri reported there has been some question on the greyish crème in the yellow phone book. Jeri reported the color in the book is wrong. The color is very different in the blue book. Suggestions were made to instruct owners get a sample of paint to try before buying an entire gallon. Howard noted the colors are also on the bulletin board. **MOTION** made by Paul. Howard seconded to approve the cost for the paint to owner who accidentally bought the wrong color.

Website: Jeri reported on the frustrations management is having with the current website. The web master does not post timely nor get back via email timely. Michelle reported she will look into the repercussions of changing to a different vendor and/or transferring the website to Sunstate Management's web master.

## **Treasurer's Financial Report:**

Howard reported on the November Financial Statements. Howard reported he has some questions for Michelle. Howard reported the month ending November 30<sup>th</sup> report shows \$416,128.67 in total assets. Total Reserves are: \$327,391.62. Expenses for the month were \$15,225.66.

**Irrigation:** Bob noted that he has nothing to report.

**Grounds and landscape:** Jeri noted to Linda Lewis a broken head sprinkler on the island on Venice East was causing a gusher and asked Linda Lewis to notify the Masters.

**Pest Control:** Cathy Lieberman reported a walk around is planned for Monday with Jason. She also, noted yards look much better. Please email Cathy with any and all concerns regarding lawns or pest control or email Cathy so she can take a look at the concern(s). Looking at a work day at the end of January; Cathy will post the date at the pool. Cathy thanked Howard for monitoring the lawns over the summer while she was away. All looks much better than before.

**Pool :** Howard noted owners are not locking the pool gate upon departure.

**Pool / Bathroom locks not locked:** Cathy reported the bathroom key is out in the open, and Howard reported the key has been there for 25 years. Discussion over security was had between Board and members. Discussion ensued.

**Passing:** Mr. Opiari who lived at 850 Bayport Circle passed away this past Tuesday of stomach cancer.

**Social:** Brunch **will be held** on Sunday, December 28<sup>th</sup>, 2014 at 11:30 AM, at Pelican Pointe.

**Annual Garage Sale:** Saturday, February 7, 2015 from 9:00 AM to 12:00 PM.

**New Homeowners :** 492 Pendleton Place, 874 Bayport: New owners were in attendance and Welcomed by the Board and Members.

**NEW BUSINESS:**

**Bayport Entryways:** Bob reported on the entryways. Specifications: White

Entryway: Michelle will be sending out a letter for the entryway lanai with example of the entryway attached. A Board reported a majority of the owners on Bayport must vote in favor in order to have the vote. Vote must be a yes or a no.

Letter of Interest: Darlene reported she would type up a letter of interest before the Board sends out a vote of the membership. Jane to look for letter from Pendleton as a guide.

**MANAGEMENT REPORT:** Michelle reported invoices for 2015 have gone out this week and the 1<sup>st</sup> management compliance letter was sent to ALL owners. Michelle noted that if the owners have already complied then please disregard the letter.

**Owner keys:** Jeri noted the association does not have a list of what owners have keys to homes. Please send management your designated key representative/neighbor. Paul noted a garage key coded key pad is also allowed. Jeri noted management must have a key, or at least the name of the person watching their home in the event of an emergency.

**Lakes:** Linda Lewis reported on the Master Association and the lakes. Lengthy discussion over Master Association Lakes. Pond on Bayport Circle (Pond #9) will have extensive renovation in 2015 and there will be a meeting with the Masters Lake Committee Chair on January 7<sup>th</sup> 2:30 p.m. at the Gazebo in the Villas.

**The Next Meeting** is January 15<sup>th</sup>, 2015 at 2:30 PM at the Jacaranda Library.

**Annual Meeting** will be at the Good Shepard Church on Thursday, February 26, 2015. There will be three (3) vacancies for the Board.

The meeting adjourned at 3:20 PM.