



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, April 16th, 2015 at 2:30 pm

CALL TO ORDER AND PROOF OF NOTICE: Jeri Haas called the meeting to order. Notice posted per Florida Statute 720.

QUORUM: Present at the Board meeting was, Jeri Haas/President, Paul DePercin/ Vice President; Jane Rodgers/Secretary, Barry Luchs/Director, Howard Grubb/Treasurer, and Norm Lewis/Director. Absent Cathy Lieberman/Director

MINUTES: MOTION was made by Paul and second by Howard to approve the March minutes as amended. **Motion passed unanimously.**

GUEST SPEAKER: Eldred from the Master Lakes Committee reported on the lakes of all of Chestnut Creek.

POOL: Norm Lewis recommended that Ken Haag who is licensed and insured do the cleaning of the pool area, clubhouse and chairs twice a year at \$750.00 per year. **MOTION** made by Norm and seconded by Paul to approve Ken Haag do clean the pool areas and furniture.

Norm reported that Aqua Doc bought out Darryl's pools and that they are doing a tremendous job.

ARB FORMS FOR APPROVAL:

502 Pendleton Place: Repairing soffits; **MOTION** made by Jane which was seconded by Paul to approve.
514 Pendleton Place: Painting of driveway **MOTION** was made by Paul and seconded by Howard to approve
838 Bayport Circle: Pavers patio behind home. **MOTION** made by Barry and seconded by Paul to approve the application. All motions passed unanimously.

ASSOCIATION APPROVED COLORS: Barry presented the color chart for homes and lights. The color chart will be posted at the pool. The colors were approved. Post light color were postponed.

ARB Application Guidelines: Barry recommended that primer be placed on all homes before the painting is actually done. Primer will make the color last longer.

Jeri noted to owners that **ANY** outside changes that affects the appearance of the home shall be approved by the ARB. This includes but not limited to doors, trees, walkways, windows, etc.

TREASURERS REPORT: As attached to these corporate records, Howard reported March 2015 financials.

Cash on Hand	\$438,687.00
Assets:	\$427,530.25
Reserves	\$338,955.31

Thru the end of March we are under budget by approximately \$2,300.00

MANAGEMENT REPORT: Michelle reported that 3 homeowners that are illegally renting are scheduled to be reviewed by the Grievance /Hearing Panel on April 30, 2015. At this time the committee **MAY** approved the imposition of a fine at which may be levied by the Board at a duly called Board of Directors meeting.

Website: Michelle reported that the previous web master has deleted the associations website however that Sunstates web master took down the official records before Glimmer to the website down It will include friendly reminders, : calendars, one password, and whatever else the association would like to put on the website.

COMCAST INCREASE: Michelle reported on the 3% increase in June by Comcast's' bulk contract Howard reported that the insurance renewal comes up for renewal in 2016 so we need to review the contract.....Lenghty discussion over Comcasts' contract and possibility and change of services.

Board made a motion to get Diane to sign an Affadavit to hold the association harmless.....

OWNER COMMENTS: Lengthy discussion was had over compliance and direction given to management.

ADJOURNEMENT: The meeting adjourned at 4:00 PM.

The Next Meeting May 21, 2015 at 2:30 PM.