



# The Villas of Chestnut Creek

Board of Directors Meeting  
Thursday, May 21th, 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, Jane Rodgers/Secretary, Howard Grubb/Treasurer, and Norm Lewis/Director. **Absent** Cathy Lieberman/Director, Paul DePercin/ Vice President, Barry Luchs/Director

**MINUTES: MOTION** was made by Jane and second by Howard to approve the April minutes as amended (change insurance to Comcast on page 2. Motion passed unanimously.

## COMMITTEE REPORTS:

**Hearing Panel Committee:** As attached to the corporate records, Sam reported on the Hearing Meeting on April 30<sup>th</sup> to address 3 compliance issues. All violations were with respect to rentals.

**Bylaws Committee:** As attached to these corporate records, Sam reported on the Bylaw Committees' recommended changes to the bylaws panel regarding bylaws, rules and regulations and restrictions.

Lengthy discussion over the requirement that all owners shall supply the declaration page to the association and have it placed on file with the management company.

**POOL:** Norm reported that after extensive work, all is in order and working fine at 86 degrees.

**Pressure Washing:** Concrete man came cleaned the; furniture and pool area and it looks great.

**Bathroom:** Dianna Ross and her partner cleaned the bathrooms.

**Pond:** Howard reported that he met with Eldred on 2 occasions on Pond 9. Howard reported that the problem is that the run-off water is not being collected properly. Howard noted that the "wings" of the damn need to be extended to help the water run-off from the homes to catch it and put it in the "French Drain". Howard, also, noted that Eldred is working with the Master committee to fix the problem

**Fertilization and Weed control:** Howard reported that there are **matt grass problems** in Pendleton and it has to be eradicated. Biggest issues at this time are the weeds and they need to be eradicated. Howard, also, noted that Hoskins has completed the weed and feed for the entire association in liquid form.

Note: Howard noted that Sarasota County does not permit fertilization between June 1 and September 30<sup>th</sup>.

**Pest Control Contract:** Hoskins Pest Control contract renews on April 20, 2015. Howard reported that Hoskins' response time has been good. The monthly rate increase is \$50 per month at \$10,200.00. MOTION by Barry and seconded by Howard to approve the new contract. Motion passed unanimously.

**TREASURERS REPORT:** As attached to these corporate records, Howard gave the financial report;

Cash on Hand	\$440,917.27
Assets:	\$429,551.01
Reserves	\$341,981.37

Through the end of April we are under budget by approximately \$2,500.00 year to date.

**SOCIAL:** Jane reported that tomorrow at 9:00 the cemetery has asked for volunteers to help put up the flags at the Venice Memorial Park Cemetery at 9:30 AM tomorrow.

The Villas of Chestnut Creek Memorial Day party is Monday at 4:00; so please sign up at the pool. Hamburgers and Hot Dogs will be served.

**ARB:** 500 Pendleton Place replacement of storm door to 2500 Series. Howard made a **motion** and Norm seconded. Motion passed unanimously.

**MANAGEMENT REPORT:**

Website is up at [www.sunstatemanagement.com](http://www.sunstatemanagement.com)

**INSURANCE:** Michelle, also noted that the insurance for Wind is up on 10/21/15 and Liability is up 9/26/15.

**OWNER COMMENTS:** Discussion over adding individual committees on the agenda.

**ADJOURNEMENT:** The meeting adjourned at 3:55 PM.

**The Next Meeting** September 17, 2015 at 2:30 PM at the Jacaranda Library Youth Activity Room.