



# The Villas of Chestnut Creek

Board of Directors Meeting  
Wednesday, June 17th, 2015 at 2:00 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 and Barry Luchs/Director. **Absent** Cathy Lieberman/Director, and Paul DePercin/ Vice President.

**MINUTES: MOTION** was made by Howard and seconded by Jane to approve the May minutes as amended (Correction: Under Pest from Barry to Norm on first motion 2). Motion passed unanimously.

**PRESIDENTS REPORT** Jeri reported on the problems with lights on Pendleton. Jeri noted that Lowes does not carry the existing lights anymore. A company called **Light Idea** in Port Charlotte has lights that come as close as we can get. The light is Bronze and cost \$125. 09.

**Lawn:** Howard reported that the association is still working on the sod issue where carpet grass is prevalent. Howard, also, reported that several areas of grass appear to be coming back and Jane noted that the Carpet grass appears to be very prevalent in other areas.

Lengthy discussion over Carpet Grass; what it is and where it is within Villas at Chestnut Creek.

Howard presented preliminary bids to replace the grass to the Board of Directors.

Barry made a **motion** to approve the contract and to add to it any other lawns necessary. After some discussion, Barry withdrew his motion. **Motion failed.**

Howard made a **motion** that the subject be tabled until the rules and regulations are reviewed. Barry seconded. Motion was unanimously tabled.

## **Lakes:**

Lengthy discussion was had about the mowing and/or weed whacking the edges of the lakes. Norm reported that he was told that it was supposed to be done every month.

Jeri reported that part of the problem is that the association is not permitted to put lawn mowers down to the lakes edge.

The County reported that it should be 6 feet in height. Howard, also, reported that the lakes committee did not want the mowers running over the geo tube.

Jeri reported another walk around the lake with Debbie will be done to address the long grass around the lakes and on top of the geo tube. Note: It may not be mowed but should be weed wacked but due to county regulations, the clippings cannot go into the lakes.

**Lake 9:** Howard reported that there has been no further feedback to help further alleviate the erosion.

Jeri reported that the Master has a meeting tonight and there may be information tonight.

**Pool:** Norm reported that the chemical drums need replacing. Cost to the association would be approximately \$150 - \$175.

**Awnings:** Norm presented a bid from D&D Awnings at \$648.00 to recover left side of Marquee canopy. The fabric is Sunbrella which is the same as existing Marquee.

Barry made a **MOTION** and Howard second to approve \$648.00 for the awning repair. Motion passed unanimously.

**SOCIAL:** Jane reported that the party on Memorial Day was held at Jeri's house and it was lovely.

#### **COMMITTEE REPORTS:**

##### **ARBs**

528 Pendleton: Replace existing screen by July.

478 Pendleton: Replacing gutter.

400 Pendleton: Replace all 8 windows.

518 Pendleton Place: application approved

Norm made **MOTION** and Howard seconded to accept the ARB report as presented. Motion passed unanimously. Jane abstained as she is on the list for approval. Vote carried.

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

Cash on Hand	\$445,268.00
Assets:	\$436,195.00
Reserves	\$344,959.00

Through the end of May The Villas of Chestnut Creek is over budget on expense to budget by approximately \$198.00 year to date.

#### **UNFINISHED BUSINESS;**

**Bylaws:** Discussion over changes. Norm suggested a workshop meeting to discuss the changes.

#### **MANAGEMENT:**

**Backflow Notice from Sarasota County:** Michelle noted that we have been sent a notice that the backflow inspections are required by the county and that management has a list of recommended plumbers from the county.

Board reported that this is the responsibility of the owners not the association. Michelle will send the county recommended list to Jane and post to the website.

#### **OWNER COMMENTS:**

Owner asked why the association dues have not an increase in 10 years. Jeri reported that we are all trying to be very prudent as several owners are on limited income.

**Reserves review:** Owners asked about an official reserve study. Jeri noted that Howard reviews and Michelle noted that it is not a requirement for an HOA and that management has compared replacements costs to other items and they appear to be sufficient at this time.

**ADJOURNEMENT:** The meeting adjourned at 3:19 PM.

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