

The Villas of Chestnut Creek

Draft Minutes

Thursday, September 17, 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, Barry Luchs/Director and Norman Lewis/Director. **Absent** Cathy Lieberman/Director, Paul DePercin/ Vice President,

Minutes: **MOTION** made by Jane and seconded by Howard to approve the minutes as corrected. (*Correction under lake height to 6 feet in width and 4 to 6 inches in height.*) Motion passed unanimously

PRESIDENTS REPORT:

Insurance Certificates. Jeri reported on a list provided by management. Only 46 homes out of 118 have presented their Declaration page to the association via management. That means that 72 homes are not in compliance with the association documents.

Jeri reported that it is in the documents that the owners shall provide their "Declaration Page: to the associations' management company. Jane noted that a 2nd notice should be sent to the 72 owners who have not sent insurance certificates. The third notice will go to the Hearing Panel.

Compliance discussion

Jeri reported that if you receive a letter from Michelle that you are in non-compliance; don't take offense, this is what we hired Michelle to do for the Villas of Chestnut Creek. Take the letter, respond and let her know when your action plan will take place. Michelle reported that a timely action plan is needed and the form to fill out is located on page 2 of the compliance letters that management mails to owners in non-compliance. Howard noted that there should be some exception during the summer months. Owners are responsible to take care of their homes while they are away for the summer.

Lengthy discussion was had over compliance during the summer. Owners will be asked to make sure that all homes are taken care of during the summer months.

Norman reported that we need to devise a way to get the attention of the present snowbirds that their homes need to be maintained while they are out of town. Norman further noted that when a house goes up for sale, we need to devise a way of informing the buyers that they bought into a deed restricted community and supply buyers with a copy of the rules.

LANDSCAPING AND LAWN (Howard Grubb)

Lawn report: As presented by Howard Grubb.

Howard reported that he reiterated to Debbie at Kelly's' Landscaping company about the weed whipping around ponds.

Howard further reported that he discussed with Debbie and her son the problems over in Pendleton with the lawn mowers hitting the post lights. Howard noted, that if an owner finds damage at the base of the light, the Board can hold the lawn people responsible for the replacement

Grass in to ponds: Howard continues to work with Kelly's' to minimize the grass clippings going into the ponds.

Erosion: Erosion has occurred around the ponds creating some large holes.

David Nikklaus Irrigation: Nikklaus irrigation is continuously monitoring irrigation heads and water function. So, if an owner sees a problem where a geyser or a hole has occurred by an irrigation head that is indicative of a leak underground that is causing water to come out, put a note in the box by the pool. Howard will follow up with Nikklaus to make sure he addresses the issues while on property.

Fertilizer: Howard noted that brown spotting on Pendleton and more on outer ring of Bayport.

Howard reported that Hoskins sprayed for bugs and weeds with liquid fertilizer in Pendleton last week and this week they completed the lawns in Bayport. Admittedly, we cannot put down any granule until end of September hopefully nipping brown spots by end of September. Also, there is evidence of cinch bugs which will be addressed as well.

POOL/AQUA DOC:

Norm reported that the lights and walls had not been cleaned thus showing green in areas and black in others. Norm reported tighter controls on the workers are needed and that the ball is being dropped.

Norm reported that a leak has been detected at the pool. Norm reported that he will know tomorrow where the leak is located and inform the Board of what it is going to cost.

Awning: Board is seeking bids for a new awning. Possibly aluminum.

SOCIAL: See website for the social activities; there is a lot of fun stuff coming up.

Sign up for **Shuffleboard** is now available.

Venice **Chalk Festival**, November 9th to the 16th

MaJong: November on the 2nd Thursday of the month.

Brown bag lunch: Starts November 12th. On the second Thursday of each month starting in November. Bring your lunch and we will schedule a speaker for ladies around the pool. Brown your own bag lunch.

ARB APPLICATIONS: 4 ARBs: Barry presented 4 separate applications.

802 Bayport: Redoing Screen room: MOTION by Barry and seconded Howard to approve the application. Motion passed unanimously.

849 Bayport: Install an Exhaust Fan: **MOTION** by Barry and seconded by Norm. Howard abstained because it is his house. Motion passed by a vote of 4:1

518 Pendleton: Screen Porch: **MOTION** by Barry and seconded by Jeri. Jane abstained as it is her house. Motion passed by a vote of 4:1

484 Pendleton: Garage Door: **MOTION** by Jeri and Jane seconded. Barry abstained as it is his home. Motion passed by a vote of 4:1

UNIFINISHED BUSINESS:

Awning Repair: Lengthy discussion over the new awning repair that is ripped inside of 30 days and whether or not to pay for the faulty material. Recommendation to write a letter to the company informing them of the Boards dissatisfaction. Go on record as to why it was delayed as the product only lasted 7 days. Letter, we just had our board meeting and we are dissatisfied with the workmanship and the short time your repair lasted – only 7 days.....**Motion** by Norm and seconded by Howard...passed

NEW BUSINESS: BYLAWS: Lengthy discussion had over several items on the bylaw changes. Continued work In this area is needed before we submit to the attorney for review.

ADJOURNEMENT: The meeting adjourned at 3:19 PM.

The Next Meeting: October 15, 2015 at 2:30 PM at the Jacaranda Library Youth Activity Room.