



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, October 15th, 2015 at 2:30 pm

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

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

MINUTES: MOTION was made by Barry and seconded by Howard to approve the September minutes as presented. Motion passed unanimously.

PRESIDENTS REPORT Jeri reported.

New Owners: Lisa Scrafford and Husband Randy. Their daughter Kristin living with 2 or 3 months. **Motion** was made by Paul and second by Howard to accept the new owner application into the corporate records.

Lakes: Howard reported that the Master has determined that the Villas of Chestnut Creek are responsible for pond 9. Howard reported that he talked to Kelly's Landscaping extensively about using weed eater instead of lawn mowers. Howard further reported that the Master wants us to address the denuded areas of the lawn by putting sod and run somewhat French drain with ground cover. Areas concerned are estimated at approximately \$1,000.00 for 4 pallets of sod and 100 some bags of rock. Howard suggested that if the Board enlists a volunteer labor group, the price could remain in proximity of \$1,500.00 to allow for contingencies. After some discussion, Barry made **MOTION** to approve \$1500.00 for restoration of lakes around pond 9 (with volunteer labor) and seconded about Norman. Discussion ensued. Motion passed unanimously

Irrigation: Howard reported that this month has been fairly quiet. Howard emphasized, to the owners that if anything is lose or laying around, to please drop a note at the pool.

Fertilization: Howard reported that Hoskins spot sprayed for Cinch in certain areas this month.

Pool: Norm reported that the pool and its surface are looking really good. Norm, also, reported that the Concrete guys will be coming around to clean the concrete areas; probably next month some time.

Awnings: Jeri reported that we are awaiting another bid for the awnings.

SOCIAL: Jeri for Jane reported

October 31: Halloween party: The sign-up sheet at the pool, Tacos and Hot Dogs will be server.

Needed items: tomatoes, lettuce, guacamole, salads and desserts.

Brown Bag 2nd Thursday of each Month: The ladies Brown Bag is held the 2nd Thursday of each month.

- November: Steve Ledbetter will be speaking on estate planning and wills.
- December– Christy about Cruises
- January – The Director of Senior Friendship Center: Will talk to the ladies' about balance and fall prevention.

COMMITTEE REPORTS:

ARBs

- **830 Bayport:** Hurricane front door; white. Discussion with owner over frame. **MOTION** was made by Howard and seconded by Paul to approve the application as recommended. Motion passed unanimously
- **484 and 482 Pendleton to paint driveways:** **MOTION** made by Jeri and seconded by Howard. Barry abstained. Motion passed unanimously

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

Through the end of September The Villas of Chestnut Creek is under budget on expense to budget.

NEW BUSINESS:

Board comments and/or concerns;

Norman: Sunshine Laws: Norm reported that the Board meeting is the only place we can have an opportunity to say something. Norm noted that one of the biggest problems the Board of Directors has is communications. Norm further noted that the Board should be cautious about voting over email as voting over email is not permitted.

County Mosquito Spray: Norm reported that the water is still standing behind the pool and asked if the county could be called for an additional mosquito application.

Contracts: Norm suggested an "evaluation form" that all the Board members fill out to see if they are all in agreement with the contractor services each year.

Howard reported to Norm that Heat pump 2 is causing a great deal of concern. Norm reported that aqua doc is going to repair it under warranty.

Barry: Barry reported that he is investigating the Comcast contract renewal in April, 2016.

MANAGEMENT: Norman noted and instructed Michelle to please send minutes within 3 business days of the meeting and to please update the website more frequently.

OWNER COMMENTS:

Insurance: Discussion over new policies.

Bamboo growing to the Venice Country Club: Michelle reported that she called the Venice Country Club and they reported that they only do it once a year.

E-mails: Jeri reported that we have approximately 72 homeowner emails.

Units with guests form: Michelle offered to send examples of "loaning the home forms for guests" of residents

ADJOURNEMENT: The meeting adjourned at 3:19 PM.

The Next Meeting November 19, 2015 at 2:30 PM at the Jacaranda Library Youth Activity Room.