



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, November 19th, 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, Jane Rodgers/Secretary, Norm Lewis/Director and Barry Luchs/Director. **Absent:** and Cathy Lieberman/Director.

MINUTES: MOTION was made by **Barry** and seconded by **Howard** to approve the October minutes as amended on second page repair not replace. Motion passed unanimously.

PRESIDENTS REPORT Jeri reported.

Comcast: Jeri reported that Villas has a new Comcast contract for 5 years and 5 months. She noted that the price will go up a little bit. Jeri also, noted that Barry worked very hard with Comcast to keep the cost to as close to where we have it. **MOTION** was made by Paul and seconded by Barry to accept the Comcast contract as submitted. Lengthy discussion ensued. Motion passed unanimously.

Lawn: Question was asked if the lawn company was weed whacking right up to the lake ensuring only 6 inches in height of grass. Howard reported that the lawn company is weed whacking around the pond. Also, reported by Howard, we are on the winter trimming schedule and could be close to a month before they get to the weed whacking completed. Discussion ensued over trimming around the ponds.

Irrigation: As reported by Howard, Nicklaus irrigation has dropped the ball in various areas.

Pond 9: Trying to let the grass grow and not cutting it much, is still a struggle.

Fertilization: Hoskins sprayed in October as soon as the country restrictions were lifted.

Pool: As reported by Norman, the pool closed due to a bad skimmer. New skimmer has arrived and been put in place of the old skimmer. Additional work; cool deck done soon. Pool re-opened tomorrow: November 20, 2016.

Awning: As reported by Howard, the Board is looking into options; vinyl or aluminum. Estimates, warranties, and styles, were reviewed. **MOTION** by Howard and seconded by Paul to accept the D&D vinyl awning bid. Motion passed unanimously. Cost not to exceed: \$3,500.00.

ARBs Requests: MOTION by Paul and seconded by Jane to accept the ARBs as submitted. Motion passed unanimously.

- **841 Bayport Circle:** Changing out front screen door. Approved by ARB
- **870 Bayport Circle:** Increasing size of outdoor patio. Approved by ARB
- **508 Pendleton:** Window replacement /Hurricane Approved by ARB

Social

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

- November; Steve Ledbetter spoke on trusts, wills and probate.
- December– Christy about Cruises.

📍 **CHRISTMAST PARTY, SUNDAY DECEMBER 13TH AT LEFT COAST AT 12:30.**

- January – The Director of Senior Friendship Center: Will talk to the ladies’ about balance and fall prevention.

COMMITTEE REPORTS:

TREASURERS REPORT: As attached to these corporate records, Howard gave the financial report; Through the end of October, The Villas of Chestnut Creek is under budget on expense to budget.

NEW BUSINESS:

Tree trimming bids: As presented by Barry, **Motion** by Norman and seconded by Howard. Motion passed unanimously.

Board comments and/or concerns;

MANAGEMENT:

Compliance run: First week of each month, management reviews the homes for violations.

Hearing Panel Postponed due to lack of a quorum; reschedule for today.

Venice Country Club Palms: Michelle reported that she called the Venice Country Club and they hired Aquatic Systems to handle the Eureka removal. Jeff Whaley/manager of Aquatic Systems to keep Michelle updated.

Insurance: Reminder to homeowners to keep sending as policies to Sunstate Management as they expire.

Guest Form: Guest forms for guests of residents presented to Board. Howard noted that the Board may need unit numbers on the form and suggested that we put the form in place as the season begins. After a brief discussion, Jane made a **motion** and Howard seconded to institute the occupancy permit. Motion passed unanimously. Workshop on Monday, December 7, 2015.

Backflows Lengthy discussion over who pays for installation. Howard asked how many permits would be required. Michelle reported that she is working on getting bids for backflow installation.

OWNER COMMENTS:

ADJOURNEMENT: The meeting adjourned at 3:50 PM.

WORKSHOP: The workshop will be Monday, December 7, 2015 at 9:00 AM at the Gazebo

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