



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, December 17, 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, , Jane Rodgers/Secretary, Cathy Lieberman/Director, Norm Lewis/Director and Barry Luchs/Director. **Absent:** Howard Grubb/Treasurer

MINUTES: MOTION was made by **Paul** and seconded by **Barry** to approve the November minutes as presented. Motion passed unanimously.

PRESIDENTS REPORT Jeri reported.

Lawn: No report

Irrigation: As reported by Jeri, Dave Nichols has been correcting many issues and cost for his services has gone up \$5.00

Fertilization: Hoskins fertilization is proceeding as scheduled. The Grounds Committee is looking into combining lawn irrigation and fertilization into one company.

Pool: As reported by Norman, The water temperature is cooler because there has been many people working on the pool. Norman recommended leaving the pool temperature at 86 Degrees.

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

- **864 Bayport Circle:** Install new tubular skylight in the back of the home. Approved by ARB

Social: Jane reported that the Christmas Party was a great success.

There was a poor turnout for the past ladies luncheon. Jane stated she is looking for ideas for the January party.

COMMITTEE REPORTS:

TREASURERS REPORT: As attached to these corporate records, Brian Rivenbark from Sunstate Management gave the financial report

NEW BUSINESS:

2016 Budget Approval:

Jeri stated that Howard worked very hard on the budget but there will be an increase in the budget in 2016 from \$136 per month to \$150 per month. There will be more money put in the irrigation reserve due to anticipated expense. The pool is also another anticipated expense. After a brief discussion Barry made a **Motion** and seconded by Paul to approve the 2016 budget as presented. Motion passed unanimously.

UNFINISHED BUSINESS: None

MANAGEMENT:

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

Hearing Panel: No Report.

OWNER COMMENTS:

- Discussion was had over the total expense of the irrigation repair and replace. The Board stated that irrigation repair is \$112 under budget for 2015.
- Homeowner read from a letter from the Master Association regarding the drainage runoff from his gutters. Barry stated that in the coming year some homeowners will be receiving letters from the Master Association requiring them to adjust the drainage at their home to the Master Association's Specs. Lengthy discussion followed regarding the drainage.
- There was a lengthy discussion regarding the residents who reserve the gazebo for Easter every year. It was reported by the Board that last year these residents and the families and guests were very loud and raucous.
- The Board suggested imposing a new policy that will limit the length of time that someone can reserve the gazebo. Discussion tabled until the January meeting.

ADJOURNEMENT: The meeting adjourned at 3:40 PM.

WORKSHOP: The workshop will be Tuesday, January 12, 2016 at 9:00 AM at the Gazebo

The Next Board Meeting: January 21, 2016 at 2:30 PM at the Jacaranda Library Youth Activity Room.