



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, January 21, 2016 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, Barry Luchs/Director and Howard Grubb/Treasurer

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

PRESIDENTS REPORT Jeri reported.

Backflows: The Board has determined that the costs of the back flow installation are per household and not the responsibility of the association.

Insurance: Jeri, asked that all owners be reminded to send their insurance certificates to Jeri or Michelle upon renewal.

Lawn: **As reported by Cathy, the** Landscaping committee and management met with 6 landscapers and are expecting bids by February 10 at 4:00. References of communities are expected.

No damage from storm.

Irrigation:

Howard advised owners to please ask tree trimmers to tread easily through yards upon traversing through the community. Howard reported that several sprinklers heads were broken by tree trimmers.

Howard advised the owners continue to put notes in the boxes for any and all irrigation repairs. Jane reminded everyone that the box is in gazebo not bulletin board.

Norm reported that during season, several owners are parking on the sprinkler heads on the lawns.

Garage sale signs – signs to be placed at entrances = no parking on the grass

Owner – Linda Lewis noted that a reminder be placed in the general mailing to educate owners and visitors that of no parking on the grass.

Fertilization: As reported by Cathy. The last treatment of insect, fire ants, chemicals and weeds and some fertilizer was done in January of 2016. Next application is expected in March.

Pool: As reported by Norm, the temperature of the pool has been up to 80. Everything is working. Additional items needed: clock, thermometer and paper towels are needed for the pool area.

Awning: DND coming to take the current one down, extend the one larger awning to the association specifications and reinstall to the new fabric.

Social: **As reported by Jane.**

Master Association: Annual Meeting of the Masters is on January 27th off of Shamrock at United Christ Church. Looking for warm bodied people to run for the Board.

Yard Sale: Friday, February 5 and Saturday, February 6. Please place your Garbage cans at end of driveway to stop from visitor's parking at end of driveways. Time of sale 9:00 a.m. to 1:00 p.m. each day.

Luncheon: Arthur Lerman / Executive Director from the Independent Dignified Transportation services for retirees.

Valentine's Day: Party scheduled on Monday, February 15th.

Annual Meeting for the Villas: February 25th, 2016 is the Villas of Chestnut Creek at Good Shephard Episcopal Church

ARB (5)

- 1.) **468 Pendleton court: Brown storm screen door**
- 2.) **Installation of 2 tubular at 446 Pendleton.**
- 3.) **478 Pendleton – repainting down spouts and garage doors**

MOTION by Paul and seconded by Howard to approve all three ARBs listed above.

4.) **484 Pendleton to rescreen and repaint lanai ...**Motion by Howard and second by Paul ... Motion passed unanimously. Barry abstained as it is his home.

- 5.) Howard asked that **492** be approved to paint the home that we appoint volunteers to paint the home. Michelle recommended appointing a volunteer painting committee so that the volunteers are covered under association insurance. Jeri noted that the home was painted the wrong color as the Board had had the wrong color on the bulletin board. This was not the owner's mistake. Association has offered to repaint. Jeri nominated: Howard, Barry, Linda Lewis, Paul, Jeri, Sam, Judy, Alice, Joe, Michael, Jim and Barbara. Seconded by Barry. Motion passed unanimously.

Howard made a **MOTION** and Barry seconded to direct the committee to assist in the painting of the home in February 2016 as long as the owner pays for the color. Motion passed unanimously. Committee list to be provided to management before the work begins.

Lengthy discussion over paint color and procedures to paint house. Roof mates must paint at the same time.

COMMITTEE REPORTS:

TREASURERS REPORT: As attached to these corporate records, Howard Grubb from Sunstate Management gave the financial report. Month of December and year end: \$65,642.40 total assets. Under budget for the year in the amount of \$9,474.99. Discussion over the surplus roll over. Michelle reported that the surplus roll over is voted on by the membership however the Board votes where it actually goes. Howard reported that the Board shall vote for the surplus to be dispersed into the reserves.

NEW BUSINESS:

UNFINISHED BUSINESS: Lengthy discussion over county ordinances. What is the county set back guide or wild fire ordinance? How far should home be from preserves?

Jeri noted that the Board is working with Comcast to iron out the problems with the music channel and pixel issue.

MANAGEMENT: Michelle gave a lengthy explanation of her action list and the historical value of the management report.

Board levying of fines and direction to send to Hearing Panel for review of imposed fine. Jane reported that the weeds have been pulled on the home under consideration. It was determined that the levying of a fine is not needed at this time.

Compliance: Michelle noted that several homes are in non-compliance with the back yards. Jeri instructed Michelle to please take the neighborly approach. Harold reported that a monthly reminder to owners be sent first.

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

Hearing Panel: No Report.

ADJOURNEMENT: The meeting adjourned at 4:15 PM.

WORKSHOP: The workshop will be Wednesday, February 10, 2016 at 1:00 PM at the Gazebo

The Next Board Meeting: Annual meeting on February 25, 2016 at 4:00 PM at the Good Shepard Church.