



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, March 17, 2016 at 2:30 pm
Draft

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

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

MINUTES:

It was noted that there were 2 errors in the minutes. Both under Treasurer's report, Howard Grubb is not employed by Sunstate Management and the amount of total assets for the year was wrong. It should have read \$462,642.40. **MOTION** was made by Howard Grubb and seconded by Jane Rodgers to approve the **January** minutes as amended. Motion passed unanimously.

MOTION was made by Jane Rodgers and seconded by Howard Grubb to approve the Organizational meeting minutes.

PRESIDENTS REPORT Barry Luchs reported. Mary Ann Schurn sent a card and check for a donation for the pool in memory of her brother who had spent lots of time there.

Sales Applications: Application was presented for Sharon Gillis to purchase 876 Bayport. **MOTION** made by Barry Luchs and seconded by Howard Grubb to accept the application as presented. Motion passed unanimously

TREASURERS REPORT: As attached to these corporate records, Howard Grubb from Sunstate Management gave the financial report. Month of March.

Under budget year to date through end of February in amount of 4,621.31. Total Assets 480,346.55.

Surplus: MOTION by Howard Grubb and seconded by Paul de Percin to move the surplus carryover to irrigation reserves.

ARB: As given by Barry Luchs, a brief discussion over the bylaws and approval of ARB applications.

454 Pendleton Drive: discussion – tabled at this time

432 Pendleton Drive: discussion – tabled at this time

NEW BUSINESS:

SOCIAL: Party planned on Saturday the 19th of March and the weather may be poor. Look for an email at noon time on Saturday in case of bad weather to move to Jeri Haas' home.

POOL: Held no meeting. \$3,800 emergency repair. New locks needed. The lock continuing to bring was brought up and it was stated that Norm Lewis and Howard Grubb had been repairing the lock for 3 or 4 years. Norm Lewis wants to put a chain and pad lock on the gate. Kim from Sunstate Management reported that the health department has several ordinances and one might include the type of lock. Jane Rodgers noted for Kim to schedule a time to meet with the Health Department and Norm Lewis to look at the pool gate situation.

Jane Rodgers reported that its time to replace and fix the lock on the fence. Discussion ensued. **MOTION** made by Jane Rodgers and seconded Barry Luchs to direct management to get 3 bids to replace the locking mechanism.

GUEST SPEAKER: David Meyer, Association Attorney reported on new statutes on voting requisites for electronic voting. Lengthy discussion was had over architectural criteria based on each model

MANAGEMENT: Michelle introduced Kim Ueding as the new Licenses Community Manager. Kim's email was reported as kueding@sunstatemanagement.com Michelle, also, noted that in her contract and as the owner, she promised to manage until she found the perfect fit for the association.

Directory – Was discussed and how owners can and should opt-out. **MOTION** made by Howard Grubb to limit the expenditure on the directory to 450.00. Motion seconded by Jane Rodgers. Motion carried.

- **Compliance run:** First week of each month, management reviews the homes for violations.
- **Compliance:** As attached to these corporate records, Kim noted that 6 homes were sent letters for non-compliance. *However, management does apologize to the one homeowner who received a letter that they had weeds around an electrical unit....said unit is association responsibility.*
- **Hearing Panel:** No Report.

ADJOURNMENT: The meeting adjourned at 4:15 PM.

WORKSHOP: The workshop will be announced.

The Next Board Meeting: April 21, 2016 at 2:30 at the Jacaranda Library