



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, April 23, 2016 at 2:30 pm
Draft

CALL TO ORDER AND PROOF OF NOTICE: President Jeri Haas called the meeting to order at 2:30. 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, Howard Grubb/Treasurer and Jeri Haas/ President. Absent: Barry Luchs/Vice President.

MINUTES:

There was a question about a motion that was in the minutes of March 17, 2016 clarification was made. **MOTION** was made by Jane Rodgers and seconded by Howard Grubb to approve the March minutes as presented. Motion passed unanimously.

PRESIDENTS REPORT Jeri Haas reported

Lawn: Linda Lewis reported that the landscape committee consisting of Cathy Lieberman, Linda Lewis, Barry Luchs, Sandy Henderson and Jane Rodgers; had multiple reasons for looking at and obtaining bids from other landscape companies. Their recommendation was for Roman's Lawn Professionals. Their price was reasonable and they offered personalized service. There would be an increase on the monthly charges we are currently paying, but funds were put in the budget to cover this. They will be doing the landscape and chemical applications and we would remain with current irrigation contract.

Motion made by Howard Grubb to accept the recommendation of the Landscape committee and change to Roman's Professional Landscaping to start on June 1st, 2016. Motion seconded by Sam DeAngelo. Motion carried unanimously.

Pool: Norm Lewis reported that we had the annual inspection on the pool and there were 2 items we were written up for. One was the PH feeder wasn't working and the other was we were missing a tread on the ladder into the pool. Both are being repaired. We will be re-inspected on April 22. It was also brought up that there is a lot of items being stored in the Men's room and in the pool maintenance room. Most of the items are broken things that should be removed. There are also 3 propane grills and we need to get rid of old ones.

Social: Jane Rodgers reported that there was nothing pending. But everyone seemed to have a great time at Boca Royale.

ARB – Jeri Haas reviewed the following requests:

436 Pendleton requested to replace window with proper color and product. Motion to approve the request made by Paul DePercin and seconded by Jane Rodgers.

454 Pendleton Court requested to replace front screen door. Motion to approve the request made by Jane Rodgers and seconded by Sam DeAngelo.

890 and 892 Bayport requested to repaint home the same color beige. Motion to approve the request made by Jane Rodgers and seconded by Sam DeAngelo.

880 Bayport requested to remove patio screen and spline and replace. Motion to approve the request made by Jane Rodgers and seconded by Paul DePercin.

All approved unanimously.

830 Bayport requested to replace screen front enclosure. Motion made by Paul DePercin and seconded by Jane Rodgers. Motion carried with 5 yes votes and 1 abstain.

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

Under-budget year to date through end of March in amount of 6,719.53. Total Assets 487,826.84.

MANAGEMENT: Kim Ueding reported the following:

The compliance run that was done this month there were 32 letters sent out. Mostly dealing with driveways. The one home that has gone to the hearing committee has been fined and we will now move forward with self-help after the new landscape company is in place. It was noted that there is still one home with a roof that needs cleaned and there was a moratorium on sending letters due to a lawsuit for 5 years. That time is almost up and we will start sending the compliance letters.

The attorney was going to try to get his comments on the document changes to Kim and the Board by today's meeting but did not make it. Kim will follow-up.

HOMEOWNER COMMENTS:

Mr. Sullivan reported that there have been different changes on the homes approved or not and the attorney had made a recommendation that he wondered if the Board was going to follow. His recommendation was to grandfather all current changes in and start new.

ADJOURNMENT: The meeting adjourned at 3:57 PM.

The Next Board Meeting: May 19, 2016 at 2:30 at the Jacaranda Library, if necessary.