



# The Villas of Chestnut Creek

Board of Directors Meeting  
Thursday, September 15, 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 Jeri Haas/ President, Howard Grubb/Treasurer, Sam DeAngelo/Director, and Norm Lewis/Director. Absent: Barry Luchs/Vice President, Jane Rodgers/Secretary, and Paul DePercin/ Director,

**MINUTES:**

**MOTION** was made by Howard and seconded by Sam to approve the April minutes as presented. Motion passed unanimously.

**PRESIDENTS REPORT** Jeri Haas reported:

**Lawn:** Romans will be here to trim around all the lakes next week. They have been keeping the lawns longer because the weather has been so hot, and they don't want the lawns to burn up. Once it cools down, they will cut them shorter. Gardenmasters is treating for both a fungus and cinch bugs. The board would like to set up a meeting with Mr. Roman to review his contract.

**Irrigation:** Howard reported that the leak at a home has been fixed and the one by the cul-de-sac has as well. There have been multiple problems regarding irrigation. All water has to be cut off when there needs to be a repair. Howard recommends forming a committee to go over all of the irrigation, because it is a large undertaking. Jeri will send an email to everyone asking for volunteers to form an irrigation committee. Long discussion was had regarding long and short term goals for irrigation. Michelle mentioned hiring an engineer who will bring in a surveyor.

**Fertilization:** Gardenmasters is working on the fungus and cinch bug problem and have also let it be known that they will stay on if the board decides to hire a new landscaper.

**Pool:** Norm Lewis reported that we had a service with Renaissance Pools. The owner passed away and AquaDoc took over. The contact price was raised \$40 a month and there was no difference in service. State inspectors came and cited us for a couple things, and it took over 3 months for AquaDoc to get it done. The light in the pool was out and it took them a couple weeks to fix it, and it is now loose. We have gotten bids to change pool companies, there are 4 bids. Norm likes Royal Pools and they came in at \$325/mo. Just a little more expensive than Aquadoc. **Motion** made by Sam and seconded by Howard to approve the proposal from Royal Pools. **Motion** made by Jeri and seconded by Sam to send a notice to Aquadoc that they will discontinue their service as of October 31. Norm also reported that the innards of all of the toilets at the pool were replaced and we have lightbulbs at the ready in case any are to burn out. Howard mentioned that the deck needs to be repainted. Sunstate will get bids to redo the pool deck.

**Social:** Jeri said that there was no report because Jane is out of town but there is something in the works.

**ARB** – Jeri Haas reviewed the following requests:

410 Pendleton Dr. – Wanted to add a patio, and replace roof. Request was denied for three reasons, all changes were against the documents and there was not enough room for the patio that was wanted. **Motion** made by Norm and seconded by Howard to reject the ARB request for 410 Pendleton. Motion passed unanimously. Jeri mentioned that we need more volunteers for the ARB Committee. 8

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

\$17,032.69 under budget YTD. Total Assets - \$514,478.24

**NEW BUSINESS:**

- 850 Bayport Cir. – Application for Purchase- Will be closing Oct. 28<sup>th</sup>. **Motion** made by Howard and seconded by Norm to approve the application.

- Norm mentioned a large dog had been seen in the neighborhood. It had been tracked down to 840. Jeri mentioned that Kim had sent a letter to the homeowner.

**UNFINISHED BUSINESS:**

- Some conversation was had regarding a “clean slate” letter.
- Howard like to have a volunteer maintenance day to do some work at the pool and in common areas. Tentatively planned for Saturday, October 8<sup>th</sup>, Jeri will send an email to homeowners to let them know we are looking for volunteers to help.

**MANAGEMENT:** Michelle Thibeault reported the following –

- Kim has left and Michelle will be stepping back in for the next 90 days. Lindsey Rhoades will be taking over in the near future. A big compliance run was done but letters have not gone out yet, because Management wanted Board approval.
- Discussion was had regarding backflows – need to know where ours is.

**HOMEOWNER COMMENTS:**

Paul reported there is grass growing through the sidewalk at Bayport. Jeri noted that we will be having it sprayed.

**ADJOURNMENT:** The meeting adjourned at 3:48 PM.

**The Next Board Meeting:** October 20, 2016 at 2:30 at the Jacaranda Library, if necessary.