



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, October 20, 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, Barry Luchs/Vice President, Jane Rodgers/Secretary, Howard Grubb/Treasurer, Sam DeAngelo/Director, Norm Lewis/Director, and Paul DePercin/ Director.

MINUTES: MOTION was made by Sam and seconded by Howard to approve the September minutes as amended. Motion passed unanimously.

PRESIDENTS REPORT Jeri Haas reported: There are two (2) sales apps – 476 Pendleton – **MOTION** made by Barry and seconded by Howard to accept the application. Motion passed unanimously. 845 Bayport – Linda Updegraff – **MOTION** made by Sam and seconded Barry to accept the application. Motion passed unanimously.

GUEST SPEAKER FROM THE MASTER ASSOCIATION: Richard spoke representing the Master Association. There are two openings on the Board of Directors at the Master Association.

Lawn: Linda spoke regarding Romans – she is now the liason between Romans and the Association. They will be here this Tuesday, and the following Tuesday. They will work around the lakes on the second Tuesday. Ben Roman and Gardenmasters will be here November 19th at 10am for informational purposes.

Pool: Norm Lewis reported that someone the pool temperature dropped by a few degrees. Norm called a pool company to come fix it – should be out tomorrow. Royal Pools will be starting the pool care on Nov. 1.

Social: Betty Grubb is setting up a Halloween Brunch at the Elks Club on the 30th. \$15. Costumes are optional. Nov. 12 – Welcome Back and a Salute to Veterans with dinner and dancing. 11:30 on Nov. 19th – Flower Arranging - \$5. Next Board of Directors meeting is Nov. 17th.

ARB – Sam reported: 830 Bayport Circle – wanted to paint the interior of the walkway into the house. Approved. **Motion** made by Norm and seconded by Barry to approve this application. Motion passed unanimously. 452 Pendleton Ct. – Would like to do the sidewalk from the doorway to driveway in pavers, and to put in new lightpost. **Motion** made by Paul and seconded by Barry to approve this application. Vote 6-1 with Howard abstaining. Norm Reo, Paul King, Larry Armor, Ray Armstrong have all volunteered to be members of the ARB. Paul King offered to be the alternate.

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

Total Assets - \$518,569.63

Total Reserves - \$426,369.17

Under Budget - \$16,858.81

\$49,000 needs to be moved to another bank in order to have full FDIC coverage. Howard has spoken to Debby Berryhill over at Cadence. Michelle spoke of CDARS and how Stonegate can do that for now, while a decision is being made regarding where to move the money. Discussion was had regarding Association friendly banks. **Motion** made by Howard and seconded by Paul to move \$50,000 from Stonegate Money Market account to a CDAR. Motion passed unanimously.

NEW BUSINESS:

- Jeri welcomed 410 Pendleton Dr. and also Ms. Uttaro.
- Barry mentioned getting some new weather proof signs for Association announcements, one at Bayport and one at Pendleton to announce meetings, parties, etc. Move to unfinished business for next meeting.

UNFINISHED BUSINESS:

- **Irrigation** - Howard spoke with David yesterday – and another company today – said that the association would not necessarily benefit from putting wells in. Long discussion was had regarding irrigation.

- **Backflow** – There is no backflow for the swimming pool – a proposal was signed and ACE will be competing the work. **Motion** made by Howard and seconded by Paul to approve the bid from Backflow.
- **Pressure Washing Sidewalks**– Two bids – Hoover and Daystar. Hoover - \$2,495. Daystar - \$1,860. **Motion** made by Norm and seconded by Paul to accept the proposal from daystar.
- **Painting the Pool Deck** – Last time was painted with one coat. Norm met with Native Sun. Three bids – **Motion** made by Norm and seconded by Sam to accept the bid from Native Sun for \$970. Would also like to see the bathroom painted for \$250 each. Lengthy discussion was had regarding pool deck and actually fixing it. **Motion** made by Howard and seconded by Jane to spend a maximum of \$1250 on the pool deck. **Motion** made by Sam and seconded by Howard to paint the bathrooms for \$250 per bathroom.

MANAGEMENT: Michelle Thibeault reported the following –

- Motion made by Jeri and seconded by Barry to send 813 Bayport to the attorney.
- 890 and 892 need to be painted – **Motion** made by Jeri and seconded by Sam to send 890 and 892 to the Hearing Panel.
- Michelle introduced Lindsey Rhoades as the future new manager.

HOMEOWNER COMMENTS:

- Linda talked of the Hearing Panel, and the issue at 813 Bayport.

ADJOURNMENT: The meeting adjourned at 4:01 PM.

The Next Board Meeting: November 17th, 2016 at 2:30 at the Jacaranda Library, if necessary.