



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, November 17th, 2016 at 2:30 pm

CALL TO ORDER AND PROOF OF NOTICE: Vice President Barry Luchs called the meeting to order at 2:30. Notice was posted per Florida Statute 720.

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

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

PRESIDENTS REPORT:

Lawn: Linda spoke regarding Romans 10:30 on Saturday Ben and Mike from Gardenmaster will be at the pool to discuss grass and lawns. Some have had issues with weeds.

Irrigation: David will be at the pool Saturday as well. People can bring their complaints then. Complaint box is in the gazebo on the inside of one of the corner posts.

Pool: Norm Lewis reported that the new pool company, Royal Pools, started November 1 and will be on property every Monday, Wednesday and Friday. Temperature has been good. Sunstate Management has contacted three companies regarding repairing the pool deck.

Social: Veterans Day Party last Saturday was wonderful. Everyone had a wonderful time.

ARB – The committee received a request regarding windows, but it has been tabled until next month. Waiting to have a closed meeting with the attorney. Trying to set up for the first week in December, at Sunstate’s Sarasota office at some point after 2.

- 892 Bayport – replace 2 outer walls, 6 windows and door of lanai. **Motion** made by Paul and seconded by Howard to approve
- 454 Pendleton Ct. – Repairing windows due to leakage. Will be repainted same color. **Motion** made by Sam and seconded by Howard. Motion passed unanimously.
- 518 Pendleton – replace walkway with pavers. **Motion** made by Sam and seconded by Barry to approve. Motion passed unanimously.

Sales App – 424 Pendleton Dr. – **Motion** made by Paul and seconded by Barry to table the decision to approve until ages can be verified.

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

Total Assets - \$528,132.70 Total Reserves - \$429,373.69 Under Budget for the year - \$19,136.61

Sam asked as to why the association is so under budget, Howard broke it down.

Michelle from Sunstate **Management** discussed the budget along with Howard. **Motion** made by Barry and seconded by Paul to approve the budget. Motion passed unanimously.

NEW BUSINESS:

- Barry handed out information regarding new signs for the neighborhood. Discussion was had regarding the signs. **Table for further info – 4-2 Howard, Norm, Sam, and Paul want to table; Jeri and Barry were ready to move forward.**

MANAGEMENT: Michelle spoke of the money that was moved to Cadence to keep the Association under the FDIC limit; and Lindsey discussed compliance.

ADJOURNMENT: The meeting adjourned at 4:10 PM.

The Next Board Meeting: December 15, 2016 at 2:30 at the Jacaranda Library, if necessary.