



# The Villas of Chestnut Creek

Board of Directors Meeting  
Thursday, December 15<sup>th</sup>, 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, Howard Grubb/Treasurer, Sam DeAngelo/Director, Norm Lewis/Director, and Paul DePercin/ Director. Absent was Jane Rodgers/Secretary

**MINUTES: MOTION** was made by Howard and seconded by Barry to accept the November minutes as amended. Jane was absent and under Presidents Report, add that Royal Pools started November first and will be cleaning Monday, Wednesday, and Friday. Motion passed unanimously.

## **PRESIDENTS REPORT:**

**Lawn:** Linda spoke regarding Romans. Asked Romans to cut the grass just a little bit shorter because it was looking a little long. Also asked them to stop cleaning irrigation heads because they had to dig a ditch around the sprinkler head to clean. Will talk to grounds committee to decide how to proceed.

**Irrigation:** David was at 454 today cleaning. No evidence of broken lines, but piping is being installed.

**Fertilization:** Was done – because flags were out.

**Pool:** Norm Lewis reported that he had not had any negative feedback on the temperature. So that is good. Deck will be painted next week, questions were asked regarding moving furniture and how long it will be closed for.

**Social:** Jeri reported that the community will go see the Lipizzan's in January, and to the Red Barn in February. There was not a good response for the December party, not enough people had signed up, so the Association will try again in February around Valentine's Day when everyone is back in town. Jane would like to have a party in April for all residents who are 90+. It would be an ice cream/cake party. Annual Garage sale is Saturday, February 4<sup>th</sup> from 9-1. It is a one day sale. Alice and Lyle Kienitz who live at 512 Pendleton Dr. open their home to everyone on Christmas who does not have somewhere to go. The gathering will be at 2pm.

## **ARB:**

- 512 Pendleton Dr. – want to paint their driveway the proper color. **Motion** by Paul and seconded by Sam to accept the application. Motion passed unanimously.
- 838 Bayport Circle – wants to replace front windows with sliders. ARB committee denied the application. **Motion** made by Howard and seconded by Paul to agree with the ARB committee and deny the application.
- Peggy wants to resurface the patio – it's pebble now, and wants to concrete. No increase in the size of the slab. Board did not have the application so this is on hold for now. Jeri will do some research and will act on it in the next day or so.

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

Total Assets - \$476,356.08      Total Reserves - \$432,175.49

There is money that is not accounted for that was moved to Cadence, waiting on signature cards. Betsy to contact Howard.

**NEW BUSINESS:**

- 813 Bayport – The Association has received word that the homeowner would like a statement and is ready to pay. \$3,961. Once brought current, the house will go up for sale.
- On December 6<sup>th</sup>, the Board met with the attorney. He is in the process of putting them together to mail. Special meeting to vote on amendments will be in April. Will not combine with annual meeting.

**UNFINISHED BUSINESS - None**

**MANAGEMENT:** Lindsey spoke of the annual meeting, compliance and the info on the pool.

**HOMEOWNERS COMMENTS –** Would like the curbs power washed, sidewalks were done, and would like curbs done to make the Association more beautiful. Lindsey will look into it.

Another homeowner asked about the “clean slate” letter – the Board talked to the attorney about when they met. Jeri welcomed some new homeowners that attended.

**ADJOURNMENT:** The meeting adjourned at 3:10 PM.

**The Next Board Meeting:** January 19, 2016 at 2:30 at the Jacaranda Library, if necessary. Annual Meeting February 23<sup>rd</sup> at 3:00 at the Good Shepherd Church.