



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, January 19th, 2016 at 2:30 pm
Approved

CALL TO ORDER AND PROOF OF NOTICE: Vice President Barry Luchs called the meeting to order at 2:59. Notice was posted per Florida Statute 720.

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

MINUTES: MOTION was made by Sam and seconded by Paul to accept the December minutes. Motion passed unanimously.

PRESIDENTS REPORT: None – Jeri was absent.

Lawn: Linda spoke of trees being trimmed and the area that needs to be open so that the 42” mowers can get through. There was also talk of sod, and irrigation being replaced. Early March, the committee would like to set up another meeting with Romans and Gardenmasters. Also talk of cleaning the curbs, Sunstate to get three bids and the Association will see if it is in the budget. **Motion** made by Paul and seconded by \$800 for the tree trimming and bush trimming, reclinata is in common area, and clean up bird of paradise. Motion withdrawn by Paul because there is no written bid, only a verbal. Written bid to be brought before the board next meeting.

Irrigation: Howard reported that the irrigation committee has been working on replacing the entire system. There are funds available in the budget for the vast majority of it. \$221,000 can be earmarked for replacement. Additional \$26,000 will be available at the end of 2017. \$22,500 to get wells in the community. By the end of 2017, the Association should have the money to complete the entire project. There is a meeting tomorrow with a design and installation person, so hopefully numbers will be more firm. Speaking with an irrigation installation contractor.

Pool: Norm Lewis reported that the deck has been painted. No complaints regarding the pool temperature. There was a complaint that the shower was not warm. The timer was broke, and the shower guy came and replaced the timer so all is well now. He also spoke of getting all the extra things moved out of the men’s bathroom. No running at the pool because the pool deck is a little bit slippery.

Social: Jane reported that the Masters Meeting was last night. Spoke of the proxy – 201 homeowners need to fill out and send in proxies or attend the meeting in order to obtain a quorum. She also mentioned that the Masters association has never had an audit. February 4th from 9-1 is the annual yard sale. Feb. 10th is the trip to Red Barn. Sign up at the pool. Feb. 14th – poolside cocktail hour. Feb. 18th – Workday with pizza party following. Feb. 23rd – Villas Annual Meeting. Four spots open, four spots received. March – greatest generation party. April 15th from 7-10 at the Venice Community Center – Dancing to the Oldies Do-wop dance. \$17 per person, bring your own drinks.

ARB:

- Three requests – ARB tables all three requests. All the requests are for painting or staining the driveways. One does not have sidewalk, so it is a non issue – the other two have sidewalk running through them. It is against county ordinance to paint or stain the sidewalks.

- A homeowner asked about why he had not heard back regarding his denied application. There was talk about a putting a procedure in place for denied applications and letting people know. Homeowner was upset that his application was denied when there are two other homes in the association

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

Total Assets - \$530,475.39 Net Income – \$24,875.43

- There were questions raised about the water bill, it has been \$300 plus for the past three months. Two months can be accounted for as to why it was higher than normal. Norman mentioned waiting one more month to see if the bill comes back down before pursuing other options and paying someone to come out and check for leaks.

NEW BUSINESS:

- Sam asked about the carryover – can the board designate the money to the irrigation reserve. Yes, but once the membership votes to rollover the money. Howard asked about the \$50,000 CD at Cadence. Michelle mentioned needing to make a new reserve line item. **Motion** made by Sam that we transfer the \$34,091.05 in undesignated reserves and the Cadence C.D. of \$50,000 and designate it to the irrigation reserve line item.
- The Board would like to look into a new attorney who specializes in Association Management. Management will get some bids.
- There was talk to the homeowner who is late on dues and owes fees for self-help. Michelle spoke of Sunstates \$45 letter – notice of intent to go to attorney.

UNFINISHED BUSINESS

- Covenants and Proposed Amendments – Thanked the committee for the work that they did on the amendments. **Motion** made by Sam and seconded by Paul for the Board to Accept the proposed amendments to the declaration of covenants and restrictions and move it on to the homeowners for their vote. Discussion – a homeowner commented that they were blindsided by this and wants better communication. Motion passed unanimously.

MANAGEMENT: Lindsey spoke of the annual meeting and compliance.

HOMEOWNERS COMMENTS – A homeowner had a question regarding the ARB committee and the process. No work shall take place until the Board has approved the application.

ADJOURNMENT: The meeting adjourned at 4:15 PM.

The Next Board Meeting: Annual Meeting February 23rd at 3:00 at the Good Shepherd Church.