



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, March 16th, 2016 at 2:30 pm
Approved

CALL TO ORDER AND PROOF OF NOTICE: Jerri 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, and Lyle Kienitz/ Director. Absent was Sam DeAngelo and Norman Lewis.

MINUTES: **MOTION** was made by Barry and seconded by Howard to accept the January minutes. Motion passed unanimously.

PRESIDENTS REPORT:

ARB Applications

- Siding – 408, 418, 474, 476, 484 Pendleton. 512, 518, 520, 526, 528, 544 Pendleton. The homeowner at 432 said that he had submitted an application as well. **Motion** made by Howard and seconded by Barry to approve all the homes on the list including the extra home. Motion passed unanimously.
- Power wash and staining of driveways – 400, 402, 544 Pendleton. **Motion** made by Barry and seconded by Jane to approve all the applications. Motion passed unanimously.
- Windows – 520, 528, 544 Pendleton. 804 Bayport. **Motion** made by Jane and seconded by Barry to approve all the applications. Motion passed unanimously.
- Garage Door Replacement- 518 and 520 Pendleton. **Motion** made by Barry and seconded by Lyle to approve both the applications. Motion passed unanimously.
- Curbing – 418 Pendleton – **Motion** made by Howard, seconded by Lyle to approve the application. Motion passed unanimously.
- Light fixture – 480 Pendleton - **Motion** made by Jane and seconded by Lyle to approve the application. Motion passed unanimously.

There was talk of what to do when owners do work without an ARB. Howard mentioned having Jane add into her “news around the hood” some of the guidelines of the ARB to help owners better understand.

New application for 482 Pendleton Place – Christopher Sardinas. Will be a year round resident. Applicant is not yet 55 but will be in June. Per the docs, the Board has the discretion to approve this due to a 20% allowance for owners under 55. **Motion** by Barry and seconded by Jane to approve the application. Motion passed unanimously.

Irrigation: Howard gave the report. Still working on proposal. Two pumps were repaired in the past month. One rewired on Bayport, and one replaced at 836 Bayport.

Fertilization: Barry gave the report that was given to him by Linda Lewis. The trimming was done and things look much nicer now. Common area bushes will be trimmed before mulching occurs. Paul King asked a question about raking the leaves. Romans was going to rake the leaves if it didn’t rain, but there was a lot of rain this weekend. Joe would like the Board to ask Romans if skipping a week of mowing would be detrimental to the grass and if not, for them to spend this week raking. **Motion** made by Barry and seconded by Howard to purchase mulch for the common areas up to \$150. Motion passed unanimously.

Pool: Norman asked Marie Palagonia to give the report in his absence. There is one umbrella and they have a request for two more umbrellas. Quotes from three different places - \$300 total. Two heavy stands and two umbrellas that have a tilting capacity. Someone else from the pool committee asked if we could get another faucet installed at the back of the pool area so they wouldn't have to drag the hose and the bucket all the way back to the front faucet when watering. Board said it had been approved, but they had not acted on it. **Motion** made by Barry and seconded by Howard to approve the purchasing of two umbrellas and two stands, not to exceed \$400. Motion passed unanimously.

Social: Brenda from Xfinity will be at the pool Monday the 27th at 10am to talk to the homeowners. Big Cat Habitat trip on the 31st. A van will be rented. \$10 per person for van and \$18 to get in. Alice and Lyle are opening their home for St. Patrick's Day. Bring an appetizer and drinks, starts at 5:30. Special Amendment Meeting next Thursday at 2:00 in the Jacaranda Library Meeting Room.

TREASURERS REPORT: As attached to these corporate records, Howard Grubb gave the financial report. He mentioned that the Association was credited on the water bill for the pool leak. There have been two leaks in the last 12 months, so the Board will be watching the water bills closely in the future due to the age of the pool.

NEW BUSINESS:

- Attorney – table any decision until everyone can review the bids.

UNFINISHED BUSINESS

- 813 Bayport –forwarded to the attorney to have a lien placed on the home.

MANAGEMENT: Lindsey spoke of the annual meeting and the importance that everyone attend or send in their proxies.

HOMEOWNERS COMMENTS – Joe went around to homes on Bayport with no email addresses, and dropped off a copy of the amendments and proxies. CCMA had a vote at their Feb. meeting where they will have a financial review and a three-year compilation. He apologized for being too vocal at the Feb. meeting – thinks that members of the board should go to the CCMA meetings on a rotating basis. The board will discuss this, and do attend meetings now. Jeri mentioned how important it is for VCC owners to go to the CCMA meetings to make their voices heard.

Another homeowner read a statement regarding the amendments. Lengthy discussion was had regarding the amendments.

ADJOURNMENT: The meeting adjourned at 3:43 PM.

The Next Board Meeting: Special Meeting - March 23rd at 2:00 at the Jacaranda Library Meeting Room.