

VOICE OF THE VILLAS

January 5, 2024



FROM SPECIAL EVENTS COMMITTEE

1/13, Saturday, 4:30, Potluck at the gazebo

POSTPONED DUE TO COOL WEATHER

2/12, Monday, 4:30, VALENTINE'S PARTY at Applebee's

3/17, Sunday, 4:30, ST. PATRICK'S PARTY, Potluck at gazebo

4/7, Sunday, 4:30, PIZZA PARTY at the gazebo



FROM CHESTNUT CREEK MASTER ASSOCIATION

The Chestnut Creek annual meeting is scheduled for January 10th starting promptly at 7:00 pm. Attached is the meeting package that was sent to everyone via USPS mail. If you have **NOT** done so already, please fill out the voting certificate, the proxy, and the owner information sheet. You can email the paperwork to me, fax it to our office to (941) 408-7419 or take a photo and text it to me at (941) 234-5644. It is extremely important that you send the proxy back, even if you plan to attend the meeting, so we can be sure to have a quorum to be able to have the meeting.

If you have any questions, please feel free to contact me. **NOTE ATTACHMENTS**

Melissa Moritz, LCAM

Argus Management of Venice, Inc.

1062 E. Venice Ave.

Venice, FL 34285

P: (941) 408-7413 ext. 2

F: (941) 408-7419



WITH GRATITUDE

This past year has held many challenges for our community and we want to extend a special note of appreciation to each member of the **BOARD OF DIRECTORS** who are a vital force in keeping the Villas the best of the best. They labor without fanfare, often with complex issues that require much effort behind the scenes. So Kudos to our valiant Villa leaders, and all those who serve on our various Committees. Participation is always welcome, so in this new year, we invite you to help make a difference, using your time and talents to benefit our community.



May the New Year bring you the courage to chase your dreams
and the strength to overcome any obstacles in your path.

CHESTNUT CREEK MASTER ASSOCIATION, INC.

~~ A DEED RESTRICTED COMMUNITY ~~



Chestnut Creek Master Association
c/o Argus Management of Venice, Inc.
1062 E. Venice Ave., Venice, FL 34285
www.chestnutcreekvenice.com

December 15, 2023

On Wednesday, January 10, 2024, at 7:00 PM,
the Annual Meeting of Chestnut Creek Master Association
will be held at Venice United Church of Christ, 620 Shamrock Blvd., Venice FL

All owners are urged to attend this meeting **but please complete the enclosed proxy and mail it/drop it off in time to reach the Association on or before Wednesday, January 10, 2024.** A quorum of owners (201) must be met to conduct business, **so take a moment to send back your information to make this possible. You may also bring your completed proxy to the meeting with you, already signed & in the return envelope.**

Please follow the directions listed below:

1. Complete the Proxy (green sheet) and Voting Certificate (yellow sheet) and Information Sheet (white sheet)
2. Place the completed Proxy (green sheet) and Voting Certificate (yellow sheet) and your Information Sheet into the "Return Envelope" which is addressed to the Argus Management of Venice office.

2023 Directors: There are FIVE (5) new openings and THREE (3) people have submitted their intent:

Jeffrey Hartman, Alice Kienitz, and Julie Urmanche-Meyer

Board Directors with another 1- year term are:

Verl Jones and Joy Lundahl

According to Florida Statutes Section 720.306 Section 9, states in part "Election of Directors must be conducted in accordance with the procedures set forth in the governing documents of the Association. Except as provided in Paragraph B (*a person who is delinquent in the payment of any fee, fine or other monetary obligation to the association, may not seek election to the board*) all members of the association are eligible to serve on the Board of Directors, and a member may nominate himself or herself as a candidate for the Board at a meeting where the election is to be held; provided, however, that if the election process allows candidates to be nominated in advance of the meeting, the association is not required to allow nominations at the meeting. An election is not required unless more candidates are nominated than vacancies exist." Chestnut Creek Master has offered in advance the opportunity to proclaim a nomination to the Board. Our documents do not require us to take nominations at the annual meeting. ***Therefore, the new Board can appoint new members at a future meeting.***

If you have any questions, feel free to contact me directly.

Respectfully Submitted;

Melissa Moritz

Melissa Moritz, LCAM- Argus Management of Venice, Inc.
melissa@argusvenice.com

Enclosed: 2024 Second Notice Annual Meeting; Proxy (green); Voter's Certificate (yellow); 2024 Annual Meeting Agenda; Candidate Intents; 2023 Annual minutes; Owner information sheet; return envelope for forms

CHESTNUT CREEK MASTER ASSOCIATION, INC.
ANNUAL MEMBERS MEETING
WEDNESDAY, JANUARY 10, 2024
PROXY/BALLOT

The undersigned owner(s), or their voting representative, of Lot # _____, of the Chestnut Creek Master Association, Inc., hereby constitute and

appoints, _____, they must be present at the meeting, or if no one is appointed as nominee, **President, Joy Lundahl**; as proxy, with full powers of substitution for and in the name of the undersigned, to attend the Annual Meeting of the Chestnut Creek Master Association, Inc. to be held on **Wednesday, January 10, 2024 at 7:00 PM at Venice United Church of Christ, 620 Shamrock Blvd., Venice, Florida**, and at any adjournment of the Annual Meeting for the purpose of acting on all matters and in all other things that may lawfully come before said meeting and any and all adjournments, to represent the undersigned with all powers that the undersigned would possess if personally present, and does hereby ratify and confirm all actions taken by said proxy pursuant to this instrument. This proxy shall be revocable at any time by the undersigned.

GENERAL POWERS:

I authorize and instruct my proxy to use his or her best judgment on all matters, other than the issues listed under limited powers, which properly come before the meeting and for which a general proxy may be used.

LIMITED POWERS: I hereby specifically authorize and instruct my proxy to cast a vote in reference to the following matters only as indicated below.

1. **CARRY OVER:** That any excess of Membership Income over Membership Expenses for the year ended December 31, 2023, as defined in IRC Sec 277 will be applied against the subsequent tax year members' assessments, if required to comply with IRS Revenue Ruling 70-604. (If not approved, the excess could be subject to Corporate Income Tax).

____ YES

____ NO

Lot Owner

Lot Owner

Address

Date

Please sign and return this Proxy in the enclosed return envelope, even if you plan to attend the meeting in person. The proxy is important to count toward the quorum, which is necessary to hold this meeting. They will also take your proxy the day of the meeting so please have it completed when you come to sign in.

THIS PROXY IS REVOCABLE BY THE UNIT OWNERS AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

SUBSTITUTION OF PROXY

The portion below is NOT to be completed by unit owner. The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

Date: _____ Proxy _____

CHESTNUT CREEK MASTER ASSOCIATION, INC.

A Corporation Not-for-Profit

**VOTING CERTIFICATE
2024**

To: Secretary of
Chestnut Creek Master Association, Inc.

WE UNDERSIGNED DO HEREBY AGREE that all the record owners of that certain lot in Chestnut Creek Master Association, are shown below and hereby constitutes, appoints, and designates.

(one of the owners of the Lot)

as the voting representative for the Association lot owned by said undersigned pursuant to the Bylaws of the Association.

The voting representative is hereby authorized and empowered to act in the capacity herein set forth until such time as the undersigned otherwise modifies or revokes the authority set forth in this voting certificate.

DATED this _____ day of _____, 2023.

Owner's Signature

Owner's Signature

Owner's Signature

Owner's Signature

Lot Number _____

► **NOTE:** This form is not a proxy and should not be used as such. Please be sure to designate one of the joint owners of the unit as the Voting Representative, not a third person.

**CHESTNUT CREEK MASTER ASSOCIATION, INC.
ANNUAL MEMBERS MEETING**

WEDNESDAY, JANUARY 10, 2024

Venice United Church of Christ, 620 Shamrock Blvd. Venice, FL

AGENDA

1. Establish Quorum by proxies received before the meeting.
2. Proof of Notice of Meeting
3. Approval of Annual Meeting Minutes of January 11, 2023
4. Officer Reports
 - a. President
 - b. Vice President
 - c. Secretary
 - d. Treasurer
5. Committee Reports
6. Announce Results
 - a. Vote on Carry Over
 - b. Announce the Board of Directors for 2024
7. Owners Comments and questions
8. Adjournment

**IMMEDIATELY FOLLOWING THE ANNUAL MEETING
THE BOARD OF DIRECTORS WILL MEET TO
ELECT OFFICERS FOR 2024**

1. Call the meeting to order
2. Election of Officers / Committee Assignments
3. Adjournment

Other items may be added to this agenda 48 hours before the meeting.

CHESTNUT CREEK MASTER ASSOCIATION, INC.

NOTICE OF INTENT TO BE A CANDIDATE FOR THE 2024 BOARD OF DIRECTORS

I, Jeff Hartman hereby place my name in nomination as candidate for the Board of Directors.

If you wish to have your name included on the Ballot, this form must be completed and received by the Association on or **before Friday, December 1, 2023**; along with your information sheet, if you choose to provide one, you are responsible for the accuracy of any information contained therein.

I, Jeff Hartman, certify that I have read and understand to the best of my ability, the governing documents of:

**CHESTNUT CREEK MASTER
ASSOCIATION, INC.**

and the Florida Homeowners Association law and administrative code.

I understand that I am responsible for the accuracy of the information contained in the information sheet.

Date: 11/10/23 Lot# 21

Name: [Signature]
Signature

Name: Jeffrey M Hartman
Please print your name

I am enclosing an information sheet (can only be 8 x 11.5 inches in size - one side only)

I am not enclosing an information sheet

CHESTNUT CREEK MASTER ASSOCIATION, INC.

NOTICE OF INTENT TO BE A CANDIDATE FOR THE 2024 BOARD OF DIRECTORS

RECEIVED
DEC 1 - 2023
600 Judy

I, ALICE V. KIENITZ hereby place my name in nomination as candidate for the Board of Directors.

If you wish to have your name included on the Ballot, this form must be completed and received by the Association on or before Friday, December 1, 2023; along with your information sheet, if you choose to provide one, you are responsible for the accuracy of any information contained therein.

I, ALICE V. KIENITZ, certify that I have read and understand to
(print name of candidate)
the best of my ability, the governing documents of:

CHESTNUT CREEK MASTER
ASSOCIATION, INC.

and the Florida Homeowners Association law and administrative code.

I understand that I am responsible for the accuracy of the information contained in the information sheet.

Date: 12-1-2023 Lot# 196

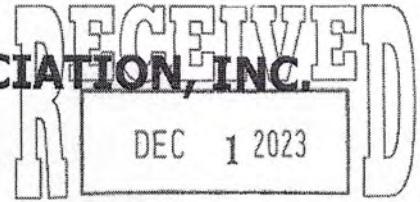
Name: Alice V. Kientz
Signature

Name: ALICE V. KIENITZ
Please print your name

I am enclosing an information sheet. (can only be 8 x 11.5 inches in size - one side only)

I am not enclosing an information sheet

CHESTNUT CREEK MASTER ASSOCIATION, INC.



**NOTICE OF INTENT
TO BE A CANDIDATE FOR
THE 2024 BOARD OF DIRECTORS**

By: MM

I, **Julie Urmanche-Meyer** hereby place my name in nomination as a candidate as a Treasurer for the Board of Directors.

If you wish to have your name included on the Ballot, this form must be completed and received by the Association on or before Friday, December 1, 2023; along with your information sheet, if you choose to provide one, you are responsible for the accuracy of any information contained therein.

I, **Julie Urmanche-Meyer**, certify that I have read and understand to
(print name of candidate)
the best of my ability, the governing documents of:

**CHESTNUT CREEK MASTER
ASSOCIATION, INC.**

and the Florida Homeowners Association law and administrative code.

I understand that I am responsible for the accuracy of the information contained in the information sheet.

Date: 11/30/2023
Lot#_646 ISLES OF CHESTNUT CREEK UNIT 2

Name: Julie Urmanche
Signature

Name: Julie Urmanche-Meyer/470 Bermuda Isles CIR
Please print your name

I am enclosing an information sheet (*can only be 8 x 11.5 inches in size - one side only*)

I am not enclosing an information sheet

CHESTNUT CREEK MASTER ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING MINUTES
WEDNESDAY, JANUARY 11, 2023, at 7PM
VENICE UNITED CHURCH OF CHRIST HALL
620 SHAMROCK BLVD., VENICE, FL

The meeting was called to Order at 7:05 PM by President Alice Kienitz. The **Quorum** of **258** was established either: in person or by proxy.

Annual Minutes of January 12, 2022, Approval: *Motion by Bill Lundahl and second by Verl Jones.*
Carried unopposed.

Discussion with Attorney Michael Cochran: Atty Cochran discussed the revisions to the Chestnut Creek Master Association Rules and Regulations which are currently underway. The owners asked questions and were urged to read the documents with the proposed changes in their entirety when they are mailed out.

President Report as read by: Alice Kienitz highlighted her report:

• T

Vice President Report: Art Bacon thanked the people that helped with the repairs after Ian. Group has been working on replacing streets signs. They are currently gathering a total of signs needed.

Treasurer Report: Cathy Liagre reported that the Lakes Reserves still has funds available. November financials were overbudget. Annual maintenance fees will remain the same.

Secretary Report: No report.

Committee Reports

- a) **Architectural Review Board:** Tom Meehan the ARB Chairman: (report attached to these minutes). He is stepping down as a member of the Committee after many years of service. He thanked all the committee volunteers for their work. Patios, Villas and Isles do not fall under ARB inspections. Their communities have their own policing committees. Some changes have been made to the Land Use Provisions.
- b) **Landscape / Grounds:** Joy Lundahl reported on the committee activities: (report attached to these minutes).
Solar lights around the Circle Lake were changed to electric ones and it's nice to have light every evening. New lawn and irrigation services were contracted to Duval Landscaping. Ian overshadowed all proposed plans and included storm damage cleanup to the contracted work.
Vendors are swamped with work and the lack of employees which is making the build back a long process. Volunteers are welcome to help in any way they can including donations.
Committee consists of: Linda Lewis, Cathy Liagre, Richard, Maureen, and Jeremy. Last names??
- c) **Lakes:** Eldred Schrofer presented his report of the Lakes projects. (report attached to these minutes).
- d) **Document Revisions:** Eldred Schrofer reviewed his report and gave a summary of the changes. (report attached to these minutes).
- d) **Preserves Committee:** No report

Carryover Results: 257 Yes Votes and 1 NO votes to carryover the 2022 surplus to 2023.

Discussion: Could some of the carryover be donated to replacing the oak?

Announcement of Directors: Joy Lundahl, Cathy Liagre, Thomas Oliver, Art Bacon, and Verl Jones. Organization meeting will be held after this meeting to elect officers.

Next Board of Directors meeting: Wednesday, February 15, 2023 at 7 PM at The Isles Clubhouse.

Adjournment: With no further business to come before the Membership, Bill Lundahl made a **motion** to adjourn and was **seconded by** Mike Spain. Meeting ended at 8:53 PM

Respectfully submitted:

**Melissa Moritz
LCAM for Chestnut Creek Master Association**

DRAFT

CHESTNUT CREEK MASTER ASSOCIATION, INC.



NOTICE OF INTENT TO BE A CANDIDATE FOR THE 2024 BOARD OF DIRECTORS

By: MM

I, **Julie Urmanche-Meyer** hereby place my name in nomination as a candidate as a Treasurer for the Board of Directors.

If you wish to have your name included on the Ballot, this form must be completed and received by the Association on or **before Friday, December 1, 2023**; along with your information sheet, if you choose to provide one, you are responsible for the accuracy of any information contained therein.

I, **Julie Urmanche-Meyer**, certify that I have read and understand to
(print name of candidate)
the best of my ability, the governing documents of:

**CHESTNUT CREEK MASTER
ASSOCIATION, INC.**

and the Florida Homeowners Association law and administrative code.

I understand that I am responsible for the accuracy of the information contained in the information sheet.

Date: 11/30/2023

Lot#_646 ISLES OF CHESTNUT CREEK UNIT 2

Name: Julie Urmanche
Signature

Name: Julie Urmanche-Meyer/470 Bermuda Isles CIR
Please print your name

I am enclosing an information sheet (*can only be 8 x 11.5 inches in size - one side only*)

I am not enclosing an information sheet

Chestnut Creek Master Association, Inc.

Owner Information Form

c/o Argus Management of Venice, Inc.
1062 East Venice Avenue, Venice, FL 34285
Office: (941) 408-7413 ~ Fax: (941) 408-7419
www.argusvenice.com

Please complete the form below in its entirety for our records to ensure that we are able to contact you if there is an emergency and also to ensure the accuracy of our records. This information is utilized **ONLY** for association business and is **never sold or shared**.

> **Please be advised Argus Management recognizes only one mailing address for all correspondence <**
THANK YOU!

UNIT ADDRESS: _____

OWNER(S): _____

LOCAL PHONE #: _____

CELL PHONE #: 1. _____ 2. _____

ADDITIONAL PHONE #: 1. _____ 2. _____

MAILING ADDRESS: _____

MAIN EMAIL: _____ ADDITIONAL EMAIL: _____

NON-OWNER EMERGENCY CONTACT NAME & PHONE #: _____

USING HOME FOR: (PLEASE CHECK BELOW WHICH ONE APPLIES, IF OTHER APPLIES INDICATE USAGE)

PRIMARY RESIDENCE: _____ RENTAL: _____ SECOND HOME: _____ OTHER: _____

I HEREBY AUTHORIZE THE ASSOCIATION AND THEIR MANAGING AGENT TO ELECTRONICALLY TRANSMIT STATUTORILY PERMITTED NOTICES IF APPLICABLE BY THE DECLARATION OF CONDOMINIUM, BYLAWS OR ARTICLES OF INCORPORATION

YES _____ NO _____

SECTION 720.303 (5) 5, FLORIDA STATUTES, ALLOWS THE ASSOCIATION TO PRINT AND DISTRIBUTE AN OWNER DIRECTORY CONTAINING NAME, PROPERTY ADDRESS, AND ALL TELEPHONE NUMBERS OF THE OWNERS UNLESS THE OWNER CHOOSES TO EXCLUDE THE TELEPHONE NUMBERS IN WRITING TO THE ASSOCIATION. PLEASE INDICATE IF YOU WOULD LIKE TO EXCLUDE YOUR TELEPHONE NUMBERS OR INCLUDE ADDITIONAL INFORMATION SUCH AS EMAIL ADDRESS

EXCLUDE MY INFORMATION _____ INCLUDE ONLY STATUTE PERMITTED _____ INCLUDE ADDITIONAL INFORMATION _____
(Except name & parcel address) (Name, parcel address & all phone numbers) (All statute permitted + email address)

Signature

Date