



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, April 27th, 2017 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, Jane Rodgers/Secretary, Howard Grubb/Treasurer, Lyle Kienitz/ Director, Sam DeAngelo/Director, and Norman Lewis/Director. Absent was Barry Luchs/Secretary. **Barry dialed into the conference call at 2:40.

MINUTES: MOTION was made by Howard and seconded by Lyle to accept the March 16th minutes. Motion passed unanimously.

PRESIDENTS REPORT: Attorney – **Motion** made by Sam and seconded by Norman to approve Anderson Givens as the new attorney for Villas at Chestnut Creek. Motion passed unanimously.

Social Committee: Jane thanked everyone for the help with the hot dog party. Tomorrow – April 28th is the Big Cat Habitat Trip. Also trying to plan a trip to Patriots Plaza at the National Cemetery. Sign-up sheet will be at the pool. Every Tuesday at 2:00 they do a tour if you are not able to go. Jane met with the people at the Isles and the Patios and are trying to plan a “get together”. Jeri mentioned that Mr. Dunn fell coming back from the mailbox and broke his femur. Had surgery and all went well. Will be going to rehab. Mrs. Dunn has pneumonia and Jeri let her know to call anyone if she needed anything.

New Homeowners – Sewell at 866 Bayport – **Motion** made by Howard and seconded by Sam to approve this application. Motion passed unanimously. Larr at 416 Pendleton – **Motion** made by Lyle and seconded by Howard to approve this application. Motion passed unanimously.

IRRIGATION PROPOSAL – Joe Palagonia was present to give the presentation and Eric Dobis joined by conference call at 2:40. **Motion** made by Norman and seconded by Sam to accept the proposal presented by the Irrigation Committee including vendors, quotes for labor, parts installation and maintenance agreement. Discussion was had, and questions were asked. Barry pointed out that the Lakes are controlled by the Masters. The Association would need a legal document from the Masters to all VCC to pull water from the Lakes. Joe noted that it is IDAs responsibility to contact the Master Association and the County to make sure everything is ok for this work to go forward. Barry would also like to request that the Landscape committee be consulted in the common area irrigation. **Motion** amended by Barry and seconded by Jeri to add that approval subject to Masters Association Board approve Villas plan to access and replenish water to lake 17. Motion passed unanimously.

ARB Applications

- **Painting** – Motion made by Jane and seconded by Howard to approve the paint applications for the 454, 456, and 484 Pendleton. Motion passed unanimously. 815 was denied due to no consent from roommate.
- **Siding** – Motion made by Jane and seconded by Lyle to approve all applications for siding, including 420, 442, 428, 446, 400, 440, 430, 422, and 500 Pendleton. Howard abstained. There was discussion regarding only doing the gable or doing it all.

- **Driveways to be stained** – **Motion** made by Jane and seconded by Jeri to approve the applications at 885, 887, 802, and 800 Bayport. Motion passed unanimously
- **Lamp Post replacement** – Motion made by Jane and seconded by Sam to approve the lamp post application at 422 Pendleton. Motion passed unanimously.
- **Umbrella Closeline** – **Motion** made by Howard and seconded by Sam to approve the application for 518 Pendleton. Motion passed unanimously.

TREASURERS REPORT: As attached to these corporate records, Howard Grubb gave the financial report. 2016 annual books were reviewed by a volunteer homeowner, Sue Luchs. They met with Betsy and made some changes. **Motion** made by Jeri and seconded by Norm to specify how the association allocates their funds. Motion passed unanimously.

UNFINISHED BUSINESS

- **Motion** made by Sam and seconded by Barry to accept the proposed amendments to the CC&Rs as submitted by the committee and that the proposed amendments be voted on an item by item basis; each item voted on separately by the homeowners at the 2018 annual meeting. Some questions were asked, and Norm asked if this was legal to present the same amendments. Management to get advice from attorney since they will be changing the way they vote. Motion amended by Sam to have the attorney review on whether this will be a legal vote or not. Norm opposed the motion.

Barry left the conference call at 2:32.

Norm mentioned the lights around the gazebo need to either be taken down, or pinned up.

HOMEOWNERS COMMENTS –

- Paul King spoke of the amendments – feels that the association did it wrong.
- Jerry spoke of possibly getting a “group rate” on lamp posts, like the association did with the siding.
- Alice Kienitz spoke of the amendments and how those complaining about the amendments should have brought this up prior to the vote.
- A homeowner spoke of the contention in the room.
- Harvey, the President of the Masters Association attended the meeting and commended the Board. He does not feel that they need approval from the Masters Board for the irrigation system, but the support would be necessary.
- More questions were raised regarding the irrigation system, and the warranty.

ADJOURNMENT: The meeting adjourned at 4:03 PM.

The Next Board Meeting: May 18th, 2017 at 2:30 at the Jacaranda Library Youth Room, if needed.