



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, May 18th, 2017 at 2:30 pm

CALL TO ORDER AND PROOF OF NOTICE: Jerri Haas called the meeting to order at 2:34. Notice was posted per Florida Statute 720.

QUORUM: Present at the Board meeting was Jeri Haas/President, Sam DeAngelo/Director, and Norman Lewis/Director. Present via conference call was Lyle Kienitz/ Director and Barry Luchs/Vice President. Absent was Jane Rodgers/Secretary and Howard Grubb/Treasurer.

MINUTES: **MOTION** was made by Lyle and seconded by Sam to accept the April 27th minutes as presented. Motion passed unanimously.

PRESIDENTS REPORT: Jeri had no presidents report.

Irrigation: Sam discussed irrigation – went to the Masters meeting to present the irrigation proposal. The Villas proposal was approved by the Master Association.

Social Committee: Jane did not submit a report.

ARB Applications – 496 Pendleton submitted an application to paint. 402 Pendleton submitted an application to replace siding. 544 Pendleton submitted an application to replace lamp post and light. **Motion** made by Barry and seconded by Lyle to approve the three applications presented. Motion passed unanimously.

TREASURERS REPORT: As attached to these corporate records, Sam DeAngelo gave the financial report in Howard's absence.

NEW BUSINESS – Sam spoke of irrigation, the proposal was accepted by the ARB and also the Masters Board. The Association is waiting to hear back from the attorney who is reviewing the contract.

GET ADDRESS - Motion by Norm and seconded Sam by to approve the admission of Lynn Roe at 824 Bayport into the Association pending approval of his paperwork. Motion passed unanimously. **Motion** by Sam and seconded by Norm to approve the admission of Jean Spataro at 875 Bayport Circle pending the receipt of her application. Motion passed unanimously.

Jeri asked that Management contact the attorney regarding an owner delinquent in his assessments – Sam is going to make a visit to the owner first to see if we can get him to set up autopay.

Norm reported on the pool – the deck will be pressure washed in the near future. In December 2012, pool furniture was purchased. Seven of the chaise loungers need re-straped and Norm received a bid for \$56/chair (for a total of \$463.44) from A and K Enterprise of Manatee County. **Motion** made by Sam and seconded by Lyle to approve the bid for no more than \$470. Motion passed unanimously.

HOMEOWNERS COMMENTS – A homeowner asked about the special meeting with the attorney. Sam reported that the proposed amendments will be presented again to the membership in the future. They also spoke of foreclosure proceedings, and the clean-slate letter.

ADJOURNMENT: The meeting adjourned at 3:11 PM.

The Next Board Meeting: September 2017.

Respectfully Submitted,

Lindsey Rhoades/CAM
For the Board of Directors