



The Villas of Chestnut Creek

Board of Directors Meeting
Friday, August 18th, 2017 at 9:00 am

CALL TO ORDER AND PROOF OF NOTICE: President Jerri Haas called the meeting to order at 9:00am. 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, Sam DeAngelo/Director, and Norman Lewis/Director. Absent was Lyle Kienitz/Director.

MINUTES: MOTION was made by Barry and seconded by Sam to accept the July minutes as presented. Motion passed unanimously.

ARB APPLICATIONS:

- 854 Bayport Cir – Replace Lanai windows and door to be hurricane resistant. Will be white. Contingency of whether the windows on the side of the home being double hung. Jeri will not sign until she has confirmation from the owner. **Motion** made by Barry and seconded by Norm to approve if the windows will be double hung. If they will not be, Jeri will deny the application.
- 410 Pendleton Dr. – Install a sunshade outside the side window of their lanai, tan or brown. Rejected by the ARB due to the fact that it will change the appearance of the home. **Motion** by Sam and seconded by Norm to uphold the decision of the ARB committee. Motion passed unanimously.
- 866 Bayport – Sliding screen door on garage, rejected by the ARB committee due to it being a major change to the front of the home. **Motion** made by Sam and seconded by Norm to uphold the decision of the ARB committee. Motion passed unanimously.
- 866 Bayport – adding a screened lanai to the rear of the property. Specifications have been corrected to comply with the documents; the board tabled this application at the last meeting. **Motion** made by Barry and seconded by Howard to approve the modified application. Motion passed unanimously.

TREASURERS REPORT: As attached to these corporate records, Howard gave the financial report. Total assets - \$549,422.33. Reserves - \$482,736.72. Jeri wanted to note that 813 Bayport has paid up all monies owed to the association.

NEW BUSINESS

- Jane reported that three companies had been contacted to do some tree work. Affordable Palm was the only one to respond to the request for a bid. **Motion** made by Jane and seconded by Sam to approve the bid from Affordable Palm for \$650 for 813 Bayport. Motion passed unanimously. There is some other work in the common ground that needs to be done – bid included a permit that is not necessary. **Motion** made by Norm and seconded by Howard to approve the bid for the \$490 from Affordable Palm. Motion passed unanimously.
- Grounds and Landscaping – The Maintenance Association is getting new benches for around the main lake. The Villas will receive two benches. **Motion** by Sam and seconded by Jane to accept the free benches from the Maintenance Association, and the Board will decide where to put them at a later date. Motion passed unanimously.
- Discussion was had regarding pressure washing, Management to get bids.
- Barry is submitting his resignation, will be resigning at the February Annual Meeting. If the board would like to find someone to take his seat to finish his term now, he offered. The Board agreed that they would like him to keep his seat, and then put it up for election at the annual meeting.

- Norm and Howard are both out of town in February, and the annual meeting will need to be coordinated around that.
- Discussion was had regarding the start date of the Irrigation Project, and speaking to David regarding the project.

ADJOURNMENT: The meeting adjourned at 9:43 am.

The Next Board Meeting: September 21, 2017 at 2:30pm.

Respectfully Submitted,

Lindsey Rhoades/CAM
For the Board of Directors