



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, October 19th, 2017 at 2:30pm.

CALL TO ORDER AND PROOF OF NOTICE: President Jerri Haas called the meeting to order at 2:30 pm. Notice was posted per Florida Statute 720.

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

MINUTES: **MOTION** was made by Howard and seconded by Lyle to accept the September minutes as amended. Motion passed unanimously.

ARB APPLICATIONS: 822 Bayport – Powerwashing and painting the white trim. ARB recommended approval. **Motion** made by Howard and seconded by Jane to support the recommendation of the ARB. Jane noted that the house may not look great once pressure washed. Another home did that and it is now very apparent that it needs to be repainted. Motion passed unanimously.

Les gave a proposal to clean the awning at the pool for \$20/hour not to exceed \$100. **Motion** made by Jane and seconded by Sam to approve the proposal. Motion passed unanimously.

TREASURERS REPORT: As attached to these corporate records, Howard gave the financial report. Howard would like all bills for IDA to come out of account at Stonegate - 7040. **Motion** made by Lyle and seconded by Sam to accept the Treasurers report. Motion passed unanimously.

NEW BUSINESS

- Jeri reported that the cleaning out of the area behind Bayport was the work of the Master Association and there will be some plantings going in there.
- Jeri also reported that Romans did a wonderful job cleaning up the area after Hurricane Irma.
- a. **Pool Committee** – Eileen raked and cleaned around the pool area – it looks wonderful. Norm replaced the life ring because it was disintegrated. The pool water looks clean and we just need to watch the level. Jane is extending her water aerobics class to men. Norm would like to purchase a boom box for these classes so that an extension cord does not have to be used. **Motion** made by Jeri and seconded by Sam to approve up to \$100 to purchase a boom box for the water aerobics class. Motion passed unanimously.
- b. **Social Committee** – A Halloween Party will be held at the pool on Oct. 31 at 4pm. Wear costumes if you want, pizza and Ice Cream Sundaes will be served. Mens pool aerobics will begin at the pool in November. Shuffleboard sign up sheet is also at the pool area. No experience is needed. Alice is arranging a Red Barn trip sometime before Thanksgiving. Jane sent an email to all of those on Pendleton Dr. to see if they were interested in replacing siding. This bid is more expensive than the previous contractor because he will be taking off the previous cedar and then doing the install. All homes will have a hauling fee of \$75. Gable is \$3300 front is \$725. Alice and Lyle will be hosting Thanksgiving again this year. All are welcome.
- c. **Masters Association** – Norm reported on the letter that was received by owners from the Masters Association. The Masters Association is wanting to improve all Lakes for 1.5 million. The money for the project is being titled a “Special Reserve Fund”. The meeting is Oct. 25th, all that is needed is 51% of the audience in attendance at the Masters Meeting on October 25th at 7:00pm. The Board encouraged all owners to attend.
- d. **Amendments from Attorney** – **Motion** made by Sam and seconded by Jane to accept the proposed amendments to move them on for the homeowners to vote at the annual meeting. Motion passed unanimously.

UNFINISHED BUSINESS

- Sam reported that there will be some savings with the IDA contract. The project is a little bit behind schedule.
- Jeri reported that all things outside need to be put in the garage before owners head up north in case of hurricanes.
- Insurance forms must be turned in to Management.

HOMEOWNER INPUT

- A homeowner asked about the preserves behind his home.

ADJOURNMENT: The meeting adjourned at 3:45 pm.

The Next Board Meeting: November 16th, 2017 at 2:30pm.

Respectfully Submitted,

Lindsey Rhoades/CAM
For the Board of Directors