



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, November 16th, 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, Lyle Kienitz/Director, and Sam DeAngelo/Director. Absent was Barry Luchs/Vice President and Norman Lewis/Director.

MINUTES: **MOTION** was made by Sam and seconded by Lyle to accept the October 19 minutes as presented. Motion passed unanimously. **MOTION** was made by Sam and seconded by Howard to accept the November 6th meeting minutes as presented. Motion passed unanimously. **MOTION** made by Lyle and seconded by Howard to accept the November 10th meeting minutes as presented. Motion passed unanimously.

Purchase Application - 878 Bayport – Dorothy Sheridan. **Motion** made by Howard and seconded by Sam to accept the application. Motion passed unanimously.

ARB APPLICATIONS: **442 Pendleton Dr.** – Hurricane shutters. Was approved by ARB. **MOTION** made by Howard and seconded by Sam. Motion passed unanimously. **544 Pendleton Dr.** – Solar tube for the master bathroom on the back side of the house. **MOTION** made by Jane and seconded by Lyle to approve the application. Motion passed unanimously. **813 Bayport** – Would like to paint the home – the son is the trustee of the property. **MOTION** made by Jane and seconded by Howard to approve the application. Motion passed unanimously. **868 Bayport Cir** – would like to replace the carpet in the entryway with tile, and replacing the screen door. **MOTION** made by Jane and seconded by Lyle to approve the application. Motion passed unanimously. **420 Pendleton Dr.** – removing the wood deck and installing a concrete pad that is smaller than the existing wood deck. Had not been approved by ARB yet, the Board is tabling the issue until the ARB has made a decision. Lyle, Norm and Larry will go take a look tomorrow. **534 Pendleton Dr.** – Siding replacement. **MOTION** made by Jane and seconded by Howard to approve the application. Motion passed unanimously.

POOL REPORT – Marie Palagonia reported that some had said that the pool was too high and too cool. Any issues with the pool should be directed to The Palagonia's while they are in town at 885 Bayport. Joe Palagonia reported that Norm stated that there was no fire extinguisher back by equipment.

LANDSCAPE COMMITTEE – Linda Dobis reported that Ben Romans and GardenMasters will be at the Pool Gazebo on December 6th at 9:30. Melaluca trees will be removed from behind the pool due to the fact that they can be a hazard because they are extremely flammable. Irrigation was addressed, Sam reported that David Niklaus Irrigation is still in charge of the individual lots for now. Tract H was cleared out because there were many invasive plants in there, and the Masters is going to replace some plantings in the near future.

SOCIAL COMMITTEE – Jane Rodgers gave the report. Alice Kienitz has a lot of events planned for November and December. The Community Garage Sale will be Saturday, February 3rd. 512 Pendleton – The Kienitzs' will be opening their house for Thanksgiving and Christmas.

TREASURERS REPORT: As attached to these corporate records, Howard gave the financial report. As of Oct. 31, the total checking and savings is \$568,403.21. Total Reserves \$492,537.06. The Association is over budget in the Landscaping due to the clean up from Hurricane Irma.

HOMEOWNER INPUT - A homeowner commented about how good the awning at the pool looks. Wanted to thank Les.

Motion made by Sam and seconded by Howard to approve a bid from Joe Antini to take down the tree and stump it and also to remove the two stumps not to exceed \$600. Motion passed unanimously.

ADJOURNMENT: The meeting adjourned at 3:32 pm.

The Next Board Meeting: December 21st, 2017

Respectfully Submitted,

Lindsey Rhoades/CAM
For the Board of Directors