



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, December 21, 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, Barry Luchs/Vice President, Howard Grubb/Treasurer, Jane Rodgers/Secretary, Lyle Kienitz/Director, and Sam DeAngelo/Director. Absent was Norman Lewis/Director. Kim Barrett was present from Sunstate Management.

MINUTES: MOTION was made by Howard Grubb and seconded by Lyle Kienitz to accept the November 16, 2017 minutes with corrections. Motion passed unanimously.

AMENDMENTS: Attorney Jeremy Anderson explained the process of amending the Association's Documents. Jeremy thoroughly explained each proposed Amendment to the Board and Homeowners present. Howard Grubb questioned whether the amendment regarding Guest Occupancy would be enforceable and what the procedure would be. Jeremy Anderson explained the compliance letter process and his role in assisting in compliance. **MOTION** made by Sam DeAngelo, seconded by Lyle Kienitz to accept the proposed amendments with the corrections made to be mailed to the Membership to be voted on at the Annual Meeting. Motion passed unanimously. A discussion was had regarding how many votes will be needed for the Amendments to pass. 61 votes are needed for an amendment to pass.

ARB APPLICATIONS: 866 Bayport Cir.-Paint home the approved colors of Roy Beige, Ultra White and add red brick curbing with rubber mulch. Approved by ARB. **MOTION** made by Jane, seconded by Barry to approved the application. Motion passed unanimously. **876 Bayport Cir.-** Replace windows with vinyl replacement windows, no structural changes. **MOTION** made Jane, seconded by Barry to approve. Motion passed unanimously. **430 Pendleton Dr.-** Stain front porch with Marbelite, a concrete surfacing. **MOTION** made by Jane, seconded by Howard to approve. Motion passed unanimously. **804 Bayport Cir.-** Replace existing screen door with storm door. **MOTION** made by Jane, seconded by Lyle to approve. Motion passed unanimously.

TREASURERS REPORT- As attached to these corporate records, Howard gave the financial report. As of November 31, 2017, the total checking and savings is \$508,772.85. Total Reserves \$435,726.93. The Association has paid three installments on the irrigation project and is over budget \$1,233.20.

2018 BUDGET- The proposed 2018 Budget has the assessments remaining the same at \$150 per month. There will be a savings in irrigations and a Reserve line item has been set up for irrigation. The Association terminated their contract with David Nikolas Irrigation and will be only paying for half the month of December. **MOTION** made by Sam, seconded by Lyle to approved the 2018 Budget as presented. Motion passed unanimously.

NEW BUSINESS- Barry discussed an issue with people fishing in Lake 7 and Lake 17. He proposed that Board send a letter to the Master Board requesting "NO FISHING" / "NO TRESPASSING" signs. **MOTION** made by Barry, seconded by Sam to have a letter drafted by Management to be sent, with Board review and approval, to the Master Board requesting "NO FISHING/NO TRESPASSING SIGNS."

UNFINISHED BUSINESS-

Irrigation Report: Sam presented an irrigation update. There has been an issue with cables being cut during the irrigation work on Bayport Circle. A large portion of Bayport Circle has been completed. A pipe broke a couple of weeks ago; the County came out to fix the valves. This cost was \$5,500. Any irrigation problems or concerns should be placed in the Irrigation Note Box.

Compliance: Jane discussed the need for a Hearing Panel. At this point there are 3 homes that are ready to go to a Hearing Panel but one has not been established. The following homeowners volunteered for the Hearing Panel: Linda Lewis, Linda Fogarty, Sandy Henderson, Jim Gdovich, and Gigi Liberge. A discussion regarding compliance letters followed.

The Board would like to recognize and thank Barry for his service.

ADJOURNMENT: The meeting adjourned at 3:45 pm.

The Next Board Meeting: January 18, 2018

Respectfully Submitted,

Lindsey Rhoades/CAM
For the Board of Directors