



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, January 18th, 2018 at 2:30pm.
APPROVED MINUTES

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, Norman Lewis/Director. Absent was Barry Luchs/Vice President. Lindsey Rhoades was present from Sunstate Management.

MINUTES: MOTION was made by Howard and seconded by Sam to accept the December 21st minutes with corrections. Add a “y” to Fogarty. Motion passed unanimously.

ARB APPLICATIONS: 892 Bayport Cir.-Hurricane windows, single hung and arch top in white. **MOTION** made by Howard and seconded by Lyle to accept the application. Motion passed unanimously. **808 Bayport Circle** – Replacement of garage door. Will conform to the style requirement of the neighborhood. **MOTION** made by Lyle and seconded by Howard to approve the garage door. Motion passed unanimously. **868 Bayport Circle** – painting of the entry walkway with a concrete stain. **MOTION** made by Jane and seconded by Howard to approve the application. Motion passed unanimously.

COMCAST – Many owners have had cable issues on the Pendleton side of the Association. **MOTION** made by Howard and seconded by Norman to have Sunstate Management write a letter to Comcast listing all problems that are happening by address and give them 90 days to fix every issue. Sam would also like the attorney to send a legal letter asking for monetary compensation. Howard **AMENDED HIS MOTION** to have our attorney write the letter. Seconded by Jeri. Motion passed unanimously.

TREASURERS REPORT- As attached to these corporate records, Howard gave the financial report.

UNFINISHED BUSINESS-

Irrigation Report: Sam presented an irrigation update. There is a meeting Tuesday at 11am with Irrigation Committee and IDA to determine where things stand, and what is left. Lot by lot inspections will be beginning soon. A few questions were asked by homeowners, irrigation was discussed.

HOMEOWNER COMMENTS: MOTION made by Jane and seconded by Jeri to allow a second pickleball set up to be purchased, up to the amount of \$150. Motion passed unanimously.

- The Master Association Meeting is on the 22nd at 6:30. All owners are encouraged to attend.

ADJOURNMENT: The meeting adjourned at 3:22 pm.

The Next Board Meeting: February 9th, 2018 – 2:00 pm – Annual Meeting

Respectfully Submitted,

Lindsey Rhoades/CAM
For the Board of Directors