

**The Villas of Chestnut Creek
Owners Association, Inc**
A Corporation Not for Profit

Minutes of the Board Meeting
Thursday, February 15, 2018

A Regular Board meeting was scheduled to be held at 11:00 A.M. on February 15, 2018 at the Villa's Gazebo near the pool, Venice, Florida.

The meeting was called to order at 11:00 A.M. by the President, Mr. Sam DeAngelo.

Notice of meeting was posted on the property and emailed to membership prior to the meeting in accordance with the requirements of the Association Documents and Florida Statutes.

The Following Directors were in attendance:

Sam DeAngelo
Eric Dobis
Howard Grubb
Lyle Kienitz

A quorum was determined to be present.

First item for discussion, was topic of board liaisons to Committees. Sam recommends that all Committees, except for the Hearing Committee, per by-laws, have liaison board members. Board members can serve on the ARB.

Question came up about who can be on the board. Sam DeAngelo stated that their name must be on the deed according to Lindsey Rhoades of SunState and the attorney.

Each Committee (see list below) should select its own Committee Chairs and report their decision to Sam.

The Hearing Panel (responsible for reviewing home violations that Sunstate Management Company identifies; Hearing Panel adjudicates) does not have a Board Member on the Committee or as Liaison as per by-laws.

The committee members are as follows* (see attached page for details)

It was mentioned that the ARB committee needs to meet every month due to the covenant's statement, if the ARB is not addressed within 45 days of being submitted they automatically are approved. Full time resident is no longer needed due to current technology, conference call, phone, email and more fill communication needs.

Peggy Kirk asked if there is funds budgeted for the Welcome Committee. Howard mentioned he believed there is. They are also getting coupons and other offers from local businesses.

Items for Discussion

Sam will work on developing procedures (disclosure statement) to review with potential new residents, either

when listed with realtors or when sold by owner, so that Villa Covenants are understood and agreed upon in advance of home closing. Sam volunteered to contact the sellers of any new listing in The Villas and making sure the buyers have the requirements. We have our application for selling that must be signed and returned.

Current homes for sale include: 822 Bayport, 424 Pendleton, 428 Pendleton.

SunState goes around once a month to check for a number of things including for sale signs.

Paul and Linda Lewis will approach the Masters Association (Joy Lindell) to clarify responsibility for adding plantings to the recently cleared area on East Venice Blvd. facing Pendleton. Initially, the Masters promised to provide coverage and is now renegeing.

Mowing and Leaf Removal. Ben Roman contract expires in May. Paul and Linda Lewis will review issues of concern to homeowners and make recommendations to improve service. Two leaf pickups (leaves should be blown into street and picked up, not blown onto grass) are planned to include one at the end of February and second t/b/d.

Paul made a motion to the board that they talk with Ben Roman to forgo some cuttings and to have two leave pickups. Paul is taking it to the committee.

Topic of ARB's: Sam asked that Marie remind home owners in the newsletter that they need to use ARB forms for any exterior work. It must be approved by the committee before starting any work. Marie read what she is publishing in the newsletter. Sam stated it was perfect.

ARB approved by the board for: 845 Bayport Circle and 512 Pendleton Place, rescreening. & install new windows.

Hurricane emergency fund addressed by Paul to have funds put away for this. Sam stated that they handled it with landscape funds as needed. Howard mentioned that we have insurance for some of the damage. Sam stated \$1,900 under budget.

There was a conversation about Track H and replanting of what was removed by the Masters. Paul will check into this to see what we can do about this.

A motion was made to adjourn the meeting and also that we will be having a workshop at the end of the month.

2018
The Villas of Chestnut Creek
Committees

Hearing Panel

Barbara Duvall
Linda Fogarty
Peggy Kirk
Linda Lewis
Joseph Palagonia

ARB

Lyle Kienitz*

Barbara Duvall
Barbara Goodlett
Anita Justice
Norm Rao
Richard Sullivan

Landscape and Ground

Paul King*

Linda Fogarty
Barbara Goodlett
Gerald Goodlett
Sandra Henderson
Linda Lewis**
Cathy Lieberman

Pool

Norm Lewis*

Paul dePercin
Eileen Deimler
Marie Palagonia

Social

Paul King*

Whitney Armstrong
Eileen Deimler**
Jim Gdovic
Linda Gdovic
Ron Gerlach
Alice Kienitz
Barbara Spang
Anita Sullivan

Welcome

Eric Dobis*

Linda Dobis
Peggy Kirk
Myra Johnson**
Joan Woehling

Irrigation

Sam DeAngelo**
Eric Dobis
Howard Grubb
Joseph Palagonia

*** Liaison**

**** Chair**