



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, March 15th, 2018 at 2:30pm.

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

QUORUM: Present at the Board meeting was Sam DeAngelo/President, Norman Lewis/Vice President, Howard Grubb/Treasurer, Eric Dobis/Secretary, Lyle Kienitz/Director, James Larr/Director, and Paul King/Director. Lindsey Rhoades was present from Sunstate Management.

MINUTES: **MOTION** was made by Howard and seconded by Lyle to accept the January 18th minutes as presented. Motion passed unanimously.

MOTION made by James and seconded by Lyle to accept the February 15th minutes as amended. James Larr was present at that meeting. Motion passed unanimously.

ARB APPLICATIONS: All applications that follow have been approved by the ARB committee.

- **544 Pendleton** – Screen in front entrance. **Motion** by Howard and seconded by Eric to approve the application. Motion passed unanimously.
- **406 Pendleton** – Painting of the exterior of the house. **Motion** made by James and seconded by Howard to approve the application. Motion passed unanimously.
- **400 Pendleton Dr.** – Paint the exterior trim. **Motion** passed unanimously.
- **460 Pendleton Ct.** – replacing gutters that were damaged in the storm. There was a question on the color of the gutter – if it matches the original color. **Application tabled for further inspection.**
- **808 Bayport** – replace storm door the same as 804. **Motion** made Howard and seconded by Eric to approve the application. Motion passed unanimously.
- **500 Pendleton Pl.** – exterior paint. **Motion** made by Eric and seconded by Lyle to approve the application. Motion passed unanimously.
- **804 Bayport** – replace the existing garage door. Will be identical to the current door. **Motion** made by Paul and seconded by Eric to approve the application. Motion passed unanimously.
- **864 Bayport** – replace storm door. **Motion** made by Eric and seconded by Paul to approve the application. Motion passed unanimously.
- **486 Pendleton Pl** – Replace six sliding windows with the same sliding window. **Motion** made by Norm and seconded by Eric to approve the application. Motion passed unanimously.
- **468 Pendleton** – Window replacement. **Motion** made by Erin and seconded by Paul to approve the application. Motion passed unanimously.
- **864 Bayport** – 6x8 privacy fence (get details from application) – **Motion** made by Norman and seconded by Howard to approve the application. Lyle Kienitz voted no, and all other Board Members voted yes.

TREASURERS REPORT- As attached to these corporate records, Howard gave the financial report. Total in all accounts - \$463,837.78. Howard reported that the Association is currently ahead of the budget. **Motion** made by Lyle and seconded by James to accept the Treasurers Report into the corporate records.

Committee Reports –

Landscape Committee – Linda Lewis gave the report. They have done some plantings. Paul spoke of looking to save some money.

Pool Committee – Paul de Percin gave the report. The committee met and went through all of the schedules and servicing. See pool committee report attached.

Social Committee – Eileen gave the report – Pot Luck dinner on Sunday at the gazebo and pool area. Wednesday the 28th at 4:00pm at to celebrate Easter, and a goodbye to the residents that are heading north.

Welcome Committee – Christine Uttaro has joined the committee. The committee is working on a letter that goes into the welcome packet, and they are also waiting on directories. Management is to put a list together of owners that have turned in insurance.

Irrigation Committee – Joe Palagonia gave the report. Phase 1 of the install is complete. Phase 2 is now in progress, checking individual homes. Phase 2 should be completed by first week of April. Vegetation barrier will be put in to block the pump station. Phase 3 and Maintenance Contract will begin once everything is completed. See attached.

NEW BUSINESS –

- a. Study Committee for Reserves Survey and Assessments – James will be Chairing the committee and is looking for volunteers with engineering backgrounds, etc. Howard will also join the committee. Dick Sullivan will also join the committee. Marie Palagonia is going to post about it in the next Voice of the Villas.
- b. \$500 discretionary fund for Landscape and Grounds Committee – **Motion** made by Paul and seconded by Howard to appropriate a \$500 discretionary fund for the Landscape and Grounds Committee. Discussion was had. Motion passed unanimously.
- c. **Motion** made by Norman and seconded by Eric to authorize the president to spend funds up to \$600.00 between meetings. Motion passed unanimously.
- d. Tree trimming and removal – Identification and budgeting. Norman spoke to this and proposed a process for owners that want to cut down trees. **Motion** by Lyle and seconded by Paul to approve, Sam and Howard – NO.
- e. Extension of the storage area at the pool – Paul gave the report – and had plans to present. **Motion** made by Howard and seconded by Lyle to appropriate \$500 in funds to extend the fence. Motion passed unanimously.
- f. Lawn Service Bids – Paul gave the report and wants to renegotiate the contract with Romans. Discussion was had.

Meeting abruptly adjourned at 4: 37 pm.

The Next Board Meeting: April 19th, 2018 – 2:30 pm.

Respectfully Submitted,

Lindsey Rhoades/CAM
For the Board of Directors