



# The Villas of Chestnut Creek

Board of Directors Meeting  
Thursday, April 19, 2018 at 2:30pm.  
APPROVED MINUTES

**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, Lyle Kienitz/Director, James Larr/Director, and Paul King/Director. Eric Dobis/Secretary and James Larr/Director were present via conference call. Lindsey Rhoades was present from Sunstate Management.

**Motion** made by Sam and seconded by Lyle to amend the agenda to add Tom Meehan from the Master Association to address the group. He spoke of the Master Board communicating with the Sub Associations. Next Thursday the 26<sup>th</sup> at 6:30 at the United Church of Christ, a meeting will be held regarding the re-zoning of the hospital.

[www.thepetitionsite.com/opposetherezoneforvenicehospital](http://www.thepetitionsite.com/opposetherezoneforvenicehospital).

[www.chestnutcreekvenice.com](http://www.chestnutcreekvenice.com)

He also spoke of the preserve. There are invasive plants in the preserve. A preserve committee has been established, and they are seeking volunteers.

**MINUTES: MOTION** was made by Paul and seconded by James to accept the March 15<sup>th</sup> minutes as amended. Motion passed unanimously.

**PRESIDENTS REPORT:** Sam gave the report. He spoke of how meeting should be run. Homeowner Comments will be reserved until the end.

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

- **460 Pendleton Ct.** – was tabled from last month. The work had already been completed. **Motion** made by Lyle and seconded by Howard to approve the application. Motion passed unanimously.
- **422 Pendleton Dr.** – Install curbing in front of gardening in front of home; and remove screen on back of home. **Motion** made by Howard and seconded by Paul to approve the application. Motion passed unanimously.
- **886 Bayport** – Enclose lanai and replace windows, and stain garage door. **Motion** made by Howard and seconded by Paul to approve the application. Motion passed unanimously.
- **416 Pendleton Dr.** – the board had questions, Lyle spoke to the homeowner. Kevlar storm shutters – modify app that they cannot stay up during the entire hurricane season. 7 days before and 7 after. **Motion** made by Paul and seconded by Howard. Motion passed unanimously.

**Sales** – 428 Pendleton Dr. – He meets the qualifications. **Motion** made by Paul and seconded by Lyle to approve the application. Motion passed unanimously.

**TREASURERS REPORT-** As attached to these corporate records, Howard gave the financial report. Howard recommended to transfer some of the reserve funds to 2 separate banks in order to get a better return. **Motion** made by Howard to move \$225,000 to Liberty Bank with a 2% interest. and move \$100,000 to Synovus to earn 2.05% in interest. Motion passed unanimously. **Motion** made by Lyle and seconded by James to accept the Treasurers Report into the corporate records.

## **Committee Reports –**

**Landscape Committee** – Paul King will report later in the meeting – Contract is on the agenda.

**Irrigation Committee** – Joe thanked IDA for their work and patience. Phase 1 is complete, and phase 2 is almost complete. All homes are hooked to the main line and all heads are functional. He mentioned the irrigation “box” at the gazebo for any concerns or questions for IDA regarding the irrigation system. He thanked the rest of the committee for their help. Norm Rao has joined the irrigation committee. Maintenance on the system will be in July and November. They will be here on Thursday for the first three weeks of each month.

**Pool Committee** – Norm read the report. More residents and visitors have been in the pool this season than ever before. The pool committee wanted to thank those that extended the storage space at the pool. The things stored in the womens room need to be moved to the storage area. They would like to put pavers down, add storage sheds to the area. The leaf blower is not currently working. Some future improvements were discussed, including concrete and an awning. **Motion** made by Norm and seconded by Paul to approve a cap of \$625 to buy a 6x5 Rubbermaid storage shed for party supplies. Motion passed unanimously. **Motion** made by Norm and seconded by Paul to approve a cap of \$100 to purchase a leaf blower. Motion made by Norm and seconded by Howard to look into purchasing an awning. Motion passed unanimously. To be pulled from pool reserve.

**Social Committee** – Thursday May 3, “Cinco de Mayo” party. Question was raised regarding garbage. Miscellaneous volunteers are bringing them out and putting new bags in.

**Welcome Committee** – Myra spoke of only 1 owner moving in and the closing is the 30<sup>th</sup>. Eric is forwarding the application to the committee.

**Hearing Panel Committee** – Lindsey gave the report.

**Reserve Study Committee** – Joe Palagonia gave the report. The goal of the committee was established. The committee is making sure that everything is covered under insurance. A meeting was held at Sunstate Management on March 28<sup>th</sup>. It was discussed as to what is covered. The committee is recommending that the association withdraw funds from Iberia and open an account at Liberty.

## **NEW BUSINESS –**

- a. Lyle would like the Board to consider slider windows. Some discussion was had. **Motion** made by Paul and seconded by Eric to accept sliding windows with specifications to follow. Motion passed unanimously.

## **UNFINISHED BUSINESS**

- a. Landscaping Contract – Paul King gave the report. He spoke first of landscaping and that the lawns should look good in the fall with the new irrigation system, and fertilizer. Paul is recommending that the Association switch to Hoskins for fertilization. Motion made by Paul and seconded by Howard to approve the contract with Hoskins effective June 1. Some discussion was had, Paul volunteered to be the liason with Hoskins to make sure that things are being done at the correct time. Motion passed unanimously. He then spoke of the Romans contract. Motion made by Eric and seconded by Lyle to accept the Romans contract for one more year for \$37,800. Motion passed unanimously.

**HOMEOWNER INPUT:** Irrigation concerns were discussed. Insurance was also questioned. Scott Paint has moved to Sarasota. New paint colors for the Villas was discussed.

Meeting adjourned at 4:16 pm.

**The Next Board Meeting:** May 17<sup>th</sup>, 2018 – 2:30 pm.

Respectfully Submitted,

Lindsey Rhoades/CAM  
For the Board of Directors