



# The Villas of Chestnut Creek

Board of Directors Meeting  
Thursday, July 26, 2018 at 1:00pm.

**CALL TO ORDER AND PROOF OF NOTICE:** President Sam DeAngelo called the meeting to order at 1:00 pm. Notice was posted per Florida Statute 720.

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

**MINUTES:** **MOTION** made by Howard and seconded by Lyle to accept the April 19<sup>th</sup> minutes. Motion passed unanimously.

**PRESIDENTS REPORT:** Sam gave the report. He spoke of the irrigation process and that we are now in the maintenance phase. He also noted that a few trees have been trimmed in preparation for storm season.

## ARB APPLICATIONS:

- **466 Pendleton Ct.** – Replace side windows on walkway leading to the pool. The ARB recommended denial. **Motion** made by Lyle and seconded by Howard to deny the application presented at the recommended by the ARB committee.
- **460 Pendleton Ct.** – Replace roof vents. The ARB has recommended to approved this application. **Motion** made by Howard and seconded by Jim to approve the application. Motion passed unanimously.
- **454 Pendleton Ct.** – Cross beam needs to be replaced and will be painted with approved trim color. The ARB has recommended to approve this request. **Motion** made by Howard and seconded by Lyle to approve the application. Motion passed unanimously.
- **424 Pendleton Dr.** – Would like to install curbing around the planters. The ARB recommended to approve this application. **Motion** made by Howard and seconded by Jim to approve the request conditional upon on the fact that the spacing must be at least 52” between the neighbor’s homes. Motion passed unanimously.

**TREASURERS REPORT-** As attached to these corporate records, Howard gave the financial report. He mentioned that the decision made at the April meeting did not go through, due to the fact that the Association was given a better interest rate on the current account, so the money remained where it is. **Motion** made by Howard and seconded by Sam to transfer \$13,165.05 from the capital reserve line item to the irrigation line item to bring the irrigation reserve line to zero. Motion passed unanimously.

## Committee Reports –

**Landscape Committee** – Sarah reported that she had spoken to Romans prior to the meeting and will be meeting with him in the near future to discuss landscaping issues.

**Pool Committee** – Sam spoke to Jeremy’s legal opinion regarding the 7 day a week testing of the pool. “While the Association’s pool is a “private” pool in the context that it is reserved for the use of the residents/guests of the Villas and the use may be regulated by the Association (opening/closing times, prohibition of floats and so on), the pool is considered “public” for the purpose of regulation by the government as to safety/health issues. This is based upon bathing load/use by multi-families. As to the 7-day water quality testing requirement, the Association will need to comply.” **Motion** made by

Howard and seconded by Sam to have the Board undertake managing the testing of the pool chemicals so that the Association does not have incur the additional cost. Motion passed unanimously.

**UNFINISHED BUSINESS**

- a. Homeowner Insurance – Sam spoke to the research he did, and the attorney’s legal opinion. **Motion** made by Howard and seconded by Sam to have Sunstate to send a letter to the owners, quoting 8.2. of the documents and request to have the Association be added as an additional interest on the policies.

**HOMEOWNER INPUT:** Jane mentioned 488 Pendleton Dr. and 404 Pendleton Pl; and 4.2 (c)

Jeri Haas mentioned Management giving new homeowners documents.

Meeting adjourned at 2:03 pm.

**The Next Board Meeting:** TBD

Respectfully Submitted,

Lindsey Rhoades/CAM  
For the Board of Directors