



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, September 20th, 2018 at 10:30pm.

APPROVED MINUTES

CALL TO ORDER AND PROOF OF NOTICE: President Sam DeAngelo called the meeting to order at 10:30 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 were present via conference call. James Larr/Director, and Paul King/Director were absent. Sarah Comrie was present from Sunstate Management.

MINUTES: MOTION was made by Howard and seconded by Lyle to accept the July 26, 2018 minutes as presented. Motion passed unanimously.

PRESIDENTS REPORT- Sam DeAngelo took a moment to acknowledge the passing of two Villa of Chestnut Creek residents, Marion Lang and Sharon Caldwell. Sam reported on the meeting held by the Master Lakes Committee. The committee discussed lake #9 (Bay Port), which is covered under the normal operating budget. Also, the berm is a disaster and being addressed in 2019 (covered by budget). The committee discussed taking the berms down to a reasonable level and the catch basin is not fully functional. Plan is to add aquatic plants to hold bank soil. Entire report is available on the Master's website. There are 24 lakes within the community and they are 30plus years old. They are in fair to good shape and they are not critical from a flood stage standpoint. The water retention aspect is good, but there is some erosion issues as the concrete is disintegrating at some of the outflows. The lake project is projected over 10 years, with 2019 being the first year. There are 9 projects for 2019 estimated at a cost of \$230,000 - \$300,000. Lakes #7, #17 and #9 are slated to have their shoreline rebuilt as there is a major drop. Coil logs and mats are recommended. No berms. There would be no cost to VCC. The total cost over 10 years is forecast to be \$3,000,000. Master is mailing out its proposed 2019 budget. There may be grants/loans available thru governing agencies.

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

- **Lewis-hurricane garage door.**

TREASURERS REPORT- As attached to these corporate records, Howard Grubb gave the financial report based on the August 31, 2018 financial report. Total in checking/savings accounts - \$426,098.39. The reserve account accounts for \$329,272.03 of that total. Howard reported that the Association is currently under budget \$11,301.59. Grounds contributes to half of the underbudget amount. **Motion** made by Norman and seconded by Eric to accept the Treasurers Report into the corporate records. All in favor. Motion carried. It was noted that Sunstate hasn't made the \$185.15 adjustment. Howard questioned if it should or shouldn't be done now as it is over a year.

Committee Reports –

Landscape Committee – Paul King gave the report. Some trees were taken down/trimmed. Vendor did a great job.

Pool Committee – The committee has not met since recently so report. It was stated that the chairs/lounges do not need to be redone this year. The concrete around the pool will be pressure cleaned in the next two months. The awning is being redone. It will be mounted on the roof/facia.

Social Committee – No report.

Welcome Committee – No report as Sue is in the hospital.

Irrigation Committee – Property Manager has contacted irrigation vendor regarding rust stains on sidewalks and has requested they look in to the situation to see if they have a solution to the problem.

NEW BUSINESS

Covered in other discussions

UNFINISHED BUSINESS

- The VCC website is not updated. PM to address.
- Update: The association has paid ½ down on the pool awning. There has been a change in ownership and the new owners state they will honor the contract. They are 3-5 weeks out. The initial vendor gave the least expensive quote.

HOMEOWNER INPUT

- There are still violations within the preserves. Homeowners are planting within the preserve. The Master Association never sent in a plan to the County on how they were going to maintain the preserve.
- It was questioned what the rules and regulations were regarding the time frame to put up hurricane shutters. The R&R state 7days, but it is not being enforced as there are shutters up now. **MOTION** made by Eric to address the shutter issue at a later date. Seconded by Norman. All in favor. Motion carried.
- The hedge between the homeowner and the driveway to the pool is covered with vines and is too high. Ownership and responsibility of the hedge was discussed.
- Sam stated he would check the irrigation complaint box and report to the irrigation company.
- The issue of chinch bugs and fire ants was discussed. There are numerous homes within the community that are showing signs of chinch bugs. Hopkins needs to be called in to treat.

MOTION to adjourn was made by Howard and seconded by Norman. All in favor. Meeting was adjourned at 11:45am

The Next Board Meeting: October 18th, 2018 – 2:30 pm.

Respectfully Submitted,

Sarah Comrie/CAM
For the Board of Directors