



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, October 18, 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/Treasure, and Lyle Kienitz/Director. Eric Dobis/Secretary was present via conference call. James Larr/Director, and Paul King/Director were absent. Sarah Comrie was present from Sunstate Management, and Lindsey Rhoades from Sunstate Management was present via conference call.

MINUTES: MOTION was made by Lyle and seconded by Howard to accept the September 2018 minutes as amended. Eric wanted it mentioned that the Association would like to confirm the contract with the management regarding the website. Motion passed unanimously.

PRESIDENTS REPORT- Sam DeAngelo spoke of a property that some thought was abandoned, but the family is taking care of it, and the reverse mortgage company will have control soon. He also spoke of the Master Meeting that he attended, where the budget was discussed. The preserve was discussed.

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

- **530 Pendleton Dr.** -Gutter installed by Ed. **Motion** made by Howard and seconded by Eric to approve application. Motion passed unanimously.
- **848 Bayport Cir** – Stain driveway the approved color. **Motion** made by Lyle and seconded by Howard to approve the application. Motion passed unanimously.
- **844 Bayport Cir** – Stain the driveway approved color. **Motion** made by Lyle and seconded by Howard to approve the application. Motion passed unanimously.

Sales Applications

- **414 Pendleton Dr.** – They are 55 and no pets. **Motion** made by Howard and seconded by Norm to approve the sales application. Motion passed unanimously.
- **484 Pendleton Pl.** – **Motion** made by Howard and seconded by Norm to approve the sales application.

A letter was sent to the Board regarding a homeowner who had recently passed away and the home was left to her siblings. The unit will be lived in by a mother-in-law free of charge. The situation was discussed. The Board would like to get the opinion of the attorney regarding this situation. The owner is going to fill out the application, but the attorney will be consulted before the association moves forward.

A realtor had come to Sam asking him if the association would consider approving an application of an owner who is not quite 55. **Motion** made by Norm and seconded by Lyle to not approve an application from a 53 year old. Norm, Lyle, Howard and Sam voted in favor of the motion. Eric opposed.

TREASURERS REPORT- As attached to these corporate records, Howard Grubb gave the financial report based on the September 30, 2018 financial report.

Committee Reports –

Landscape Committee – There is no landscape committee at this time. No report.

Irrigation Committee – Sam DeAngelo gave the report.

Pool Committee – Norm reported that there have been no complaints. He met with Chris regarding the awning.

Welcome Committee – No report.

NEW BUSINESS

- There is a homeowner in the community that has offered to help maintain the pool area, weeding, planting, etc. A proposal was presented with her license and proof of insurance. **Motion** made by Eric and seconded by Lyle to table this discussion until November so that contracts can be reviewed. Howard opposed, all others voted yes.
- Rules and Regulations – Sam would like Joe Palagonia to chair a committee to review all of the rules and regulations.

UNFINISHED BUSINESS

- None.

HOMEOWNER INPUT

- Conversation was had regarding seceding from the Master. Sarah to touch base with Jeremy to find out how much it would cost, and what it would take.
- Workshop to be held Tuesday Morning at 10 am at the gazebo. Agenda to be posted.
- Sam wanted to take a moment to acknowledge Paul King for his hard work even though he is up north and having some health issues.
- A homeowner wanted to thank Sam for all of his hard work.
- Social issues were discussed.

MOTION made by Howard and seconded by Lyle to adjourn the meeting at 3:52 pm.

The Next Board Meeting: November 15th, 2018 – 12:30 pm.

Respectfully Submitted,

Lindsey Olsen and Sarah Comrie/CAM
For the Board of Directors