



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, November 15, 2018 at 12:30pm.
APPROVED MINUTES

CALL TO ORDER AND PROOF OF NOTICE: President Sam DeAngelo called the meeting to order at 12:30 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, Eric Dobis/Secretary, James Larr/Director and Lyle Kienitz/Director. Paul King/Director were absent. Sarah Comrie was present from Sunstate Management.

MINUTES: MOTION was made by Lyle and seconded by Howard to accept the October 18, 2018 minutes as presented. Motion passed unanimously.

PRESIDENTS REPORT- Sam DeAngelo read the letter (attached) from John and Thelma Fudge regarding the community landscape.

Sam stated the sidewalks would be pressure cleaned soon, starting with Pendleton as the irrigation water contains tannin, which causes the rust colored stains, and Pendleton gets the majority of the iron and tannin, as it is in higher concentrations to start. It lessens as irrigation continues. A practice patch was already done between 402-404. The vendor will be applying a chemical on the sidewalk which will then need to be sprayed off. Homeowners individual water will need to be used.

The irrigation intake pipe on Lake #17 needs to be raised as is too close to the lake bottom.

Kathy Register and Mr. Caldwell are completing the affidavit regarding the mother-in-law staying in their home rent free.

A petition, which was drawn up by VCC's attorney) was sent to the Master to have lakes be a special assessment instead of a line item on the 2019 budget.

Sam thanked all volunteers for all the work they have done.

Election for the Board will be in February. The cut off date for submitting intent to run for the Board will be around December 28th, 2018. There are going to be 4 terms expiring. Candidates must be owners, but do not necessarily have to live at VCC.

The solar lights at the entrance are back on. They were fixed by the Master.

Paul and Carol King will be down here at Christmas time and Sam suggested he be welcomed back.

Eric has requested the Board get 3 landscape bids.

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

- **450 Pendleton Dr.** -Garage door. **Motion** made by Howard and seconded by Lyle to approve application. Motion passed unanimously.
- **836-838 Bayport Cir** – Paint/change of color. **Motion** made by Lyle and seconded by Eric to approve the application. Motion passed unanimously.
- **871, 872, 874, 875 and 892 Bayport Cir** – Stain the driveway approved color. **Motion** made by Lyle and seconded by Howard to approve the applications. Motion passed unanimously.

Sales Applications

- **None at this time**

TREASURERS REPORT- As attached to these corporate records, Howard Grubb gave the financial report based on the October 31, 2018 financial report. He reported that the operating accounts had a total balance of \$99,079.85 and the reserve accounts totaled \$332,581.58. Total assets were \$423,929.79. He reported at the time of the report it was under budget \$20,232. Lyle made a **motion** to accept the report, Jim seconded. All in favor. **Motion** carried.

Committee Reports –

Landscape Committee – There will be coffee and doughnuts, supplied by Ben with Romans, tomorrow morning at the pavilion. Romans is not adhering to the work contracted. He is trying to get rid of weeds now as did not maintain prior. Mulch is deteriorating quickly. Linda has gotten two bids. Sam noted that to get a new company to get rid of weeds would be \$10,000 more than Ben. Sam would like Ben to have the opportunity to bid against the other vendor bids. Howard stated he would not approve of having Ben re-bid as not doing what is in his current contract that the Association is paying for. Norm reported that per the contract the leaves in the front yards are addressed, but not the back, even though there are some homes with leaves in the back. It was decided to table the subject until further discussion with Ben. Eric to look into the contract.

Irrigation Committee – By Friday the irrigation will be back on.

Pool Committee – Norm reported the pool water had gotten cold so the heater was turned on. Both the cooling and heating water are drawn from the lake, exchange over the coils. Filter needed to keep sediments from heat exchange. Awning is still in the works. Other bids double what this vendor quoted. Loud music around the pool was brought up. Pool committee will discuss pool protocol.

Welcome Committee – No report.

NEW BUSINESS

- IDA quoted \$1,085 to raise the irrigation intake pipe off the bottom of the lake. Jim **motioned** to accept the bid from IDA, Lyle seconded. All in favor. **Motion** passed.
- Rules & Regulations...Villas website has R&R and phonebook. Sam asked Joe to review all three and see if match Master and update.
- A trailer has been parked at Pendleton since Sunday. Prior times it was an RV. Can only be parked maximum of 72 hours. Sam will address.
- Howard presented the proposed 2019 budget. Discussion was held. Jim made a **motion** to accept the proposed 2019 budget as presented. Howard seconded. Sam, Howard, Jim, Lyle and Eric approved. Norman opposed. **Motion** carried.
- Jim **motioned** to move the \$66,089.09 from the opening balance equity (as listed in the October 31, 2018 financials) to the capital reserve account. Eric seconded. Sam, Howard, Jim, Lyle and Eric approved. Norman opposed. **Motion** carried.

UNFINISHED BUSINESS

- There has been a good response from homeowners regarding the request they supply the Association with their insurance declaration page. This allows the Association to see if insurance is in force. Put onus on owners to get insurance on the interior of their unit. Sam has requested the Association's attorney prepare an amendment to be presented at the annual meeting. The amendment would require all homeowners to carry insurance for the interior of their unit.
- Joe to review the HOA insurance policy to see what is covered or not covered.

HOMEOWNER INPUT

- It was requested that new landscape bids include blowing of leaves from trees in the back yards.

- It was requested that a committee be formed to present the homeowners with a more practical review of the Budget so more homeowners could understand. It was suggested that management do a power point of the Financials for better understanding.
- Paint colors were discussed. It was suggested a change in the color palette should be considered as newer colors would give a fresh look to the community. Declarations/covenants need to be reviewed to see if the Board can approve new colors. **PM** to check with the Association's attorney to see an amendment to the documents is needed to change colors.
- Eric will look into the log in for the website.
- It was stated that references should be required of vendors submitting landscape bids.

MOTION made by Howard and seconded by Lyle to adjourn the meeting at 1:43 pm.

The Next Board Meeting: December 20, 2018 at 2:30pm. The Patios have offered their clubhouse for VCC meetings. Sam will confirm with Patios.

Respectfully Submitted,

Sarah Comrie/CAM
For the Board of Directors