



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, December 20, 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, Eric Dobis/Secretary, James Larr/Director and Lyle Kienitz/Director. Howard Grubb/Treasure was on conference call. Norman Lewis/Vice President and Paul King/Director was 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 Jim Larr to accept the November 2018 minutes as presented. Motion passed unanimously.

PRESIDENTS REPORT- Sam DeAngelo gave his report. He thanked the people that decorated the entranceway to the Villas, the social committee, and those that put out the "Voice of the Villas". He also mentioned the fruit trees and that the fruit is being left on the ground, which attracts vermin. There was a request to remove the fruit trees that are on common ground. PM to look into having them removed. The sidewalks have been cleaned on Pendleton, and Bayport will be done in the future – there is more mold instead of rust on the Bayport side.

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

- **Motion** made by Lyle and seconded by Eric to approve the application to paint the trim at 496 Pendleton Place(ratified)
- **Motion** made by Jim and seconded by Lyle to replace windows with hurricane rated windows at 476 Pendleton Place. Motion passed unanimously.
- **Motion** made by Lyle and seconded by Jim to paint garage door at 478 Pendleton Place. Motion passed unanimously.

Sales Applications

- **Barry Luchs house – MOTION** made by Eric seconded by Lyle to approve the sale. Motion passed unanimously.

TREASURERS REPORT- As attached to these corporate records, Jim Larr gave the report for Howard Grubb. **MOTION** made by Lyle and seconded by Eric to accept the Treasurers Report as read.

Committee Reports –

Landscape Committee – No report.

Irrigation Committee – No report.

Pool Committee – No report.

Welcome Committee – No report.

NEW BUSINESS

- **None at this time.**

UNFINISHED BUSINESS

- Insurance Amendment – **MOTION** made by Eric and seconded by Lyle to approve this amendment to go to the Association for a vote at the 2019 annual meeting
- Changing Paint Colors – This is a vote for the Association. The Board recommended forming a committee to look into the paint colors. The chairman of the committee is Kylie, Peggy, and Linda Dobis, and Linda Fogarty is on the committee as well, and two people from Bayport also need to be on the committee.

HOMEOWNER INPUT

- **Motion** made by Lyle and seconded by Eric to remove two dead pine trees.
- Jane commented on the fact that the vegetation from the Master's preserves is encroaching on Villas resident's property and could be a fire hazard.

MOTION made by Lyle and seconded by Howard to adjourn the meeting at 3:50 pm.

The Next Board Meeting: January 17, 2019 at 10:30am. The Patios have offered their clubhouse for VCC meetings.

Respectfully Submitted,

Sarah Comrie/CAM
For the Board of Directors