



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, January 17, 2019 at 10:30am.

APPROVED MINUTES

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

MINUTES: MOTION was made by Lyle and seconded by Howard to accept the 12/20/18 minutes as presented. **Motion** passed unanimously.

PRESIDENTS REPORT- Sam DeAngelo reported there was a change in meeting location as there was a scheduling conflict with the Patio clubhouse. He stated 61 votes were needed in order to approve the insurance amendment, as the Association documents state the requirement for approval is 51%. He stated it is important for homeowners to turn in their proxy. The amendment protects roof mates in the event of damage to the building. He stated there would be an economic penalty if a homeowner did not carry required insurance. Sam reported that the tree at 818 Bayport, that was hit by lighting, was on the homeowner's property and their responsibility to remove. Sam reported that there was a tangerine tree and a dead pine tree that needed to be removed by the Association. Sam noted that the Document/By-Laws/Rules & Regulations should be reviewed and revised every 10 years. Villas of Chestnut Creek documents are over 30 years old. The association's attorney, Jeremy Anderson, will review for a flat \$4,000, plus additional fee if other amendments are requested. Sam presented the letter from Jeremy Anderson and read it into the minutes, (See Attached). Discussion was held. Sam **motioned** to table further discussion until the March meeting, seconded by Norman. All in favor. **Motion** carried. He also reported that he, Howard, Jim and Eric have all been certified as board members. The compliance letters were discussed

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

- 530 and 534 Pendleton, (stain) Behr stone concrete. Howard **motioned** to approve, seconded by Paul. All in favor. **Motion** carried.
- 424 Pendleton, window replacement. Eric **motioned** to approve, Howard seconded. All in favor. **Motion** carried.

SALES APPLICATIONS:

- It was presented to the board that the sale at 500 Pendleton Place requested the \$100 fee waived as title change was based on inheritance. Howard made a **motion** to waive the \$100 fee, seconded by Paul. All in favor. **Motion** carried.

TREASURERS REPORT: As attached to these corporate records, Howard Grubb gave the financial report based on the recent financial report. Howard reported on the total checking/savings (\$35,068) and reserves (\$404,802). He also stated that \$23,587.33 was income from 2018 and would need to be voted on by the membership at the upcoming annual meeting. He also stated the financials reflect \$18,041.89 under budget, as most items are underbudget. Howard stated the 2018 year in good condition. Lyle **motioned** to accept the report as presented. Eric seconded. All in favor. **Motion** carried.

Jim reported on the Comcast contract and current invoices. He stated the contract was started on 2016 and had a 3% interest. Right now at 3%. In accordance with the contract.

COMMITTEE REPORTS:

Landscape Committee – The pump station needs to be landscaped (camouflaged). New landscape committee to review.

Irrigation – Some irrigation is not working. Needs to be repaired as budgeted item.

Reserve Study/Investment Committee – Joe Palagonia presented the report (attached). Regarding insurance coverage Howard **motioned** to increase coverage on items “as needed” basis. Norman seconded. All in favor. **Motion** carried. Howard **motioned** to accept the insurance items as presented. Paul seconded. All in favor. **Motion** carried. Joe stated the insurance amendment will give the insurance request more teeth.

Pool Committee – The pool temperature is 85 degrees. The Association purchased a few taller lounges as trial. This issue will be discussed in a future meeting. It is advised not to re-strap any lounges at this time until it is decided to purchase more tall lounges.

Social Committee – Different events were discussed. Pickle ball scheduled for 9:30am tomorrow. February 2nd, between 8am and 2pm, there will be a community wide garage sale. Monday’s pot luck dinner is cancelled. The Valentine Day dinner will be held at Howards Restaurant.

Paint Committee – Color change has proven to be a tough task. There is going to be a work shop meeting at the pool. Committee has sent samples to the Board.

Welcome Committee – No report.

NEW BUSINESS:

- Eric discussed replacing the walkway lights to LED and two new posts (cost \$60 each). The cost to install has not yet been determined. Howard **motioned** to spend up to \$500 to purchase and install 2 lights. Norman seconded. All in favor. **Motion** carried.
- Romans mowing proposal was discussed. The current contract expires May 31st. The contract has a 30 day firing clause, with notice. Howard stated that Ben (Romans) is not living up to his contract. His contract is for \$3,150 a month. Howard stated the shrubs around the pool has not been taken care of. Lyle **motioned** to table discussion on the landscape for 30 days to give the landscape committee time to get up to speed. Eric seconded. Norman voted “No”. Howard abstained. Sam, Eric, Lyle, James and Paul voted “Yes”. **Motion** carried.
- **PM** to have sales application updated to include the insurance coverage requirement.
- **PM** to randomly chose 10 units a month to check for insurance coverage.
- The first (1st) compliance letter should be sent out regular mail. The second (2nd) notice should be sent certified and regular mail. After each compliance run the property manager will send the letters to the Board for review. 876 Bayport (Hage) needs to go to Hearing Panel now for dirty driveway. Hearing Panel sets up date and time. There should not be any fines for ones due now as by regular mail we may be sending to the wrong address.

UNFINISHED BUSINESS:

Covered in other business.

HOMEOWNER INPUT:

Discussion was held regarding landscape issues. Volunteer Day. Other items of concern.

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

The Next Board Meeting: Annual meeting, February 20, 2019, 4:00pm at Patio Clubhouse.

Respectfully Submitted,

Sarah Comrie/CAM
For the Board of Directors