



The Villas of Chestnut Creek

**Board of Directors Meeting
Tuesday, March 5, 2019, 9:00am
Villas of Chestnut Creek Gazebo
APPROVED MINUTES**

CALL TO ORDER AND PROOF OF NOTICE: President Sam DeAngelo called the meeting to order at 9:00am. Notice was posted per Florida Statute 720.

QUORUM: Present at the Board meeting was Sam DeAngelo/President, Norman Lewis/Vice President, Eric Dobis/Secretary, James Larr/Director, Paul King/Director and Lyle Kienitz/Director. Howard Grubb/Treasure was available by phone. Sarah Comrie was present from Sunstate Management.

MINUTES: MOTION was made by Lyle and seconded by Howard to accept the 2/20/19 organizational minutes as presented. Motion passed unanimously.

PRESIDENTS REPORT- Sam DeAngelo gave his report on landscape and any known issues.

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

- None at this time

Sales Applications

- **440 Pendleton/Devany** – approved
- **484 Pendleton/Smithson** – approved
- **410 Pendleton** – awaiting pg. 2 and proof of age

TREASURERS REPORT- none presented

Committee Reports –

Landscape Committee – No landscape committee report.

Irrigation Committee – Joe presented the report. He stated IDA quoted \$1,105 to put in drip lines around the pool. He questioned the added sprinklers and who authorized. There were 4 to 5 installed around the pool which did not go thru the committee. He questioned how the Board would address when the invoice comes in.

Pool Committee – Norman gave the pool report. A new pool thermometer was installed. There is a light out inside the pool. Installed less than a year ago and is covered under warranty. The pool heater intake from the lake is picking up dirt. Because of this the heaters shut off. Eric stated an open loop system would help solve the problem as the current system is closed loop. Eric will contact Symbiont to discuss.

Welcome Committee – meeting today. They may make a few changes to the forms. They would to add the date of occupancy so they can schedule their visit. One item is to add to the purchase application if new owners authorize making their email address public. Committee will send their request to Eric as he is the chairperson.

Color Committee – Request a special meeting in order to do a presentation of the suggested colors. Would like to have the meeting 4/3/19 (Wednesday) at 10:00am at the gazebo. Property Manager to email out the notice.

NEW BUSINESS

- Eric mentioned that the electrical wiring coming underground could be starting to corrode due to the nature of the ground. This wiring should also be grounded.
- Leaf removal was discussed. It is currently being done by Roman's. The Board needs to make a decision that is good for all residents. Leaf removal/blowing is mostly needed on the Bayport side. Sam discussed removing leaf removal/blowing from landscape bids contracts and be an add on item only. Eric **motioned** to remove from future landscape contracts, Lyle seconded. Sam, Paul, Howard and Jim in favor. Norman against. **Motion** carried.

UNFINISHED BUSINESS

- Norman stated mulch job that was done before was an issue. Volunteers would do a better job. Lyle presented the survey results from 2/19. The results from the survey was mostly regarding Ben Roman's contract/work. The end result from the ones that responded was 1/3 happy with current landscaper, 1/3 was not happy with current landscaper and 1/3 did not feel strongly either way.
- There was discussion on the dead trees that were removed from 822 Bayport. He paid \$1,880 to remove the dead trees, which he found out were not within his property line. He is requesting reimbursement for the cost to remove the Association trees. Lyle **motioned** to reimburse Mr. \$1,880. Erik seconded. All in favor. **Motion** passed. Further discussion was held regarding tree removal and having ARC check on whether they are on common ground or not. Or the landscape committee could review.
- Based on the tree ownership issue it was suggested that there be a updated survey of the common ground of the Villas. Strayer had done a survey before. Norman **motioned** for property manger to contact Strayer to get a quote for a survey of the border lines of the Association common ground. Paul seconded. All in favor. **Motion** carried.

HOMEOWNER INPUT- There was discussion held on the level of nitrogen that Hoskins may be putting down on the lawns/plants. The owner of Hoskins is happy to meet with the Board and owners to answer any questions. It was stated that Hoskins cost less money than Garden Masters did. There is no change in vendors being considered. There are some homeowners who would like to volunteer to have

a “beautification day” to work on the common ground landscape. There were issues before with fire ants and someone getting bitten.

MOTION made by Sam and seconded by Lyle to adjourn the meeting at 10:35am.

The Next Board Meeting: March 21, 2019, at 2:30pm at Patios Clubhouse.

Respectfully Submitted,

Sarah Comrie/CAM
For the Board of Directors