



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, March 21, 2019 at 2:30pm.
Patio Clubhouse
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/Treasurer, Eric Dobis/Secretary, Lyle Kienitz/Director, James Larr/Director and Paul King/Director. Sarah Comrie was present from Sunstate Management.

SPECIAL SPEAKER: Attorney Jeremy Anderson spoke on the topic of reviewing and updating the HOA documents. He stated documents that are 10 years old or older should be updated. Collection practices evolve over time. The documents can be made to be more efficient. The parts of the documents are: Articles of Incorporation, By-laws and Declarations. By-laws are the procedural part of the documents and can be updated to reflect notices by email, powers of the Board (emergency powers), committee creations, etc. The Declarations tell you what you can and can not do. Best tool for enforcement and effective assessment collections. Jeremy requested the Board supply him with a “wish list” of items they would like to see added or deleted from the documents. He will do the initial set-up (prep) and then recommends a town hall meeting to present the proposed document changes before sending out to the membership for vote. A vote of 51% is needed for the amendments to pass. Jeremy stated 51% is a good threshold. Jim stated he though the changes were only going to be to bring the documents into compliance with current laws. The request was made to merge the old amendments into documents. **Motion** made by Jim to have Jeremy move forward with reviewing and updating the HOA documents. Norman seconded. Sam, Norman, Eric, Lyle, James and Paul voted “yes”. Howard voted “no”.

MINUTES: MOTION was made by Lyle and seconded by Jim to accept the 01/17/19 minutes as corrected (amended) and the 3/5/19 minutes as presented. All in favor. **Motion** passed unanimously.

PRESIDENTS REPORT- Items to be covered in meeting.

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

- 824 Bay Port-window replacement/white vinyl. Howard **motioned** to approve, seconded by Paul. All in favor. **Motion** carried.
- 866 Bay Port-painting approved color/Scott Painting. Eric **motioned** to approve, Howard seconded. All in favor. **Motion** carried.

SALES APPLICATIONS:

- 430 Pendleton Drive, 410 Pendleton Drive and 878 Bay Port. Lyle made a **motion** to approve all three. Howard seconded. 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 (\$36,905.09) and reserves (\$410,070.04). He also stated the financials reflect \$2,069.26 under budget, as most items are under budget. Symbiont was over paid and will be crediting back over payment. Howard reported there were two homes owing assessments. One is up for sale as the owner has passed. And the other one has moved. Eric **motioned** to accept the report as presented. Jim seconded. All in favor. **Motion** carried.

COMMITTEE REPORTS:

Landscape Committee – Lyle presented the report. He is reviewing landscape maintenance proposals. Currently has two he is reviewing. He stated board should not include leaf removal in the proposals as increases costs. A meeting will be scheduled for April 3rd, at the gazebo, to present landscape contracts. Board can vote on proposals at the April 17th meeting. It was stated there currently is no chair person for the committee and that Lyle is the liaison. Joe presented the letter from Ben with Romans Landscape.

Irrigation – Joe presented the report. He stated IDA had completed the upgrades. He also stated that if a home has an problem with the landscape vendor it is not the homeowners responsibility to tell them what to do. It was noted that IDA employees were taking their break in individual homeowners back yard. This will not be allowed. Planting are being put around the pump station to block sound, but air flow must not be limited. IDA has given a proposal to do the drip lines, which Joe reported on.

Pool Committee – Norman gave report. He stated the pool pump kept shutting off. He removed the filter weeks ago and it is no longer shutting off. Heaters are working for now. Will take a “wait and see” attitude. There was an incident reported at the pool regarding a Patio resident. This person has caused problems in the past.

Social Committee – A thank you was extended for all the hard work to put on community activities.

Paint Committee – Committee requested a meeting at the gazebo on 4/10/19 to present their report and color suggestions to the board and community members. Meeting set for 4/10/19 at 10am at the gazebo.

Welcome Committee – Myra reported for the committee. There are 3 new owners and 3 more closing soon. She asked that Sunstate get the email address and approval to be listed in the directory. Also, an estimated date of occupancy so the Welcome Committee will know when they are in residence.

Reserves & investment Committee– Howard stated a CD was coming due the 23rd. Liberty Bank was offering a 11month rate of 2.75%. There would be a penalty for early withdrawal. There is also a money market for \$128,575 could be rolled over to a CD. Howard made a **motion** to roll over \$80,000 into a CD with Liberty. Jim seconded. All in favor. **Motion** carried. Jeri reviewed some of the units that had not provided the association with their current insurance. It was stated that both Iberia and Liberty are offering higher interest rates. A refund from the association’s insurance carrier is expected as some items were removed from coverage.

PM to add on **Reserve & Fiduciary Review Committee** and **Villas Rules & Regulation Committee** to next month’s agenda.

NEW BUSINESS:

- Sam presented the emailed quote from Strayer to survey the common ground. He is also getting a quote form Nextgen. The boundaries will be marked with pins and rebar or monuments. No cost yet to do this.
- The quote from ADI to do the drip lines, around the pool is \$1,105. Eric **motioned** to accept the quote. Norman seconded. Discussion was held. Norman questioned if the Board wanted to water all the potted plants around the pool. Sam, Eric, Lyle, Norman and Jim voted “yeah”. Paul and Howard voted “nay”. **Motion** carried 5 to 2.
- The master association has requested use of VCC common ground as a staging area for two or more months while they work on the lakes. Discussion was held on the effects the heavy equipment would have on existing concrete. Norman **motioned** not to accept the proposed location as requested by the master. Howard seconded. All in favor. **Motion** carried.

UNFINISHED BUSINESS:

It was stated by Alice that there are issues with the master association regarding compliance with the County, in regards to the retention ponds. No grants will be given as in non-compliance.

Discussion was held regarding the age restriction of 55 years old and that the Board can review each particular

case and vote based on information received. Owner does not have to live on property, according to the documents.

HOMEOWNER INPUT:

-Homeowner stated he was upset how things were handled with the current landscaper. He felt it was inappropriate how the resident addressed the landscaper. The Villas is getting a bad reputation and it will cost the association more money to get another vendor.

-Staging of tract "H" was discussed.

-It was recommended that "before" and "after" pictures be taken of the work on the lakes.

MOTION to adjourn was made by Howard and seconded by Norman. All in favor. Meeting was adjourned at 4:50pm

The Next Board Meeting: April 18, 2019, 2:30pm at Patio Clubhouse.

Respectfully Submitted,

Sarah Comrie/CAM
For the Board of Directors