



The Villas of Chestnut Creek

Board of Directors Meeting
Wednesday, April 3, 2019 at 10:00am.

Villas Gazebo
APPROVED MINUTES

CALL TO ORDER AND PROOF OF NOTICE: President Sam DeAngelo called the meeting to order at 10:00 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.

REPORT FROM JIM LARR- Jim stated a petition was presented to the Master. It was presented on behalf of the Villas and Patio and requested a special meeting and majority vote for an audit to be done by the Master. They had never had an audit, only a review for the past two years. Argus started managing the association two years ago and before that they were self-managed. Due to the size of the budget an audit should be done. It has been requested that an audit be done for the past two years and if done then they will take back the petition. It costs \$3,000 a year for an audit, plus added mailing costs. May require a special assessment as there is no line item budgeted for audits. The petition was drawn up to force accountability of the Master. Lyle **motioned** to withdraw the petition and go with the past two year (2018 & 2019) audit by the Master. Howard seconded. All in favor. **Motioned** carried.

PRESIDENTS REPORT- no report.

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

- **450 Pendleton Court**, siding installed on garage end. Howard **motioned** to approve, seconded by Eric. All in favor. **Motion** carried.

SALES APPLICATIONS:

- **430 Pendleton, Silva**, the seller, Huhn is moving to 863 Bay Port and is requesting the \$100 application fee be waived. **Motion** made by Eric to approve sale and waive \$100 fee. Seconded by Paul. All in favor. **Motion** carried.
- **426 Pendleton, Bacon.**
- **444 Pendleton, Stevens/Howard.**
Motion made by Lyle and seconded Jim to approve sale of both 426 and 444. All in favor. **Motion** carried.

NEW BUSINESS:

The landscape committee made the recommendation to take out leaf removal from landscape contracts. They also recommended an open line of communication and follow thru. It was suggested homeowners place their landscaping concerns in the box at the gazebo. May share with the irrigation box. The committee received bids from 5 landscape companies. These bids covered 40 to 41 cuts a year. No leaf removal and cutting of branches up to 14 ft. There would be an initial clean up of the common ground for an extra cost. One company would do the clean up over a 3 to 4 period and no additional cost. The committee narrowed down to two companies. Twin Palms at \$49,500 and Artistree at \$48,000. Both companies are out of the Venice area. The committee is leaning more towards Artistree as they will come in every month to do a common area spray, have mulching blades on mowers. Trimming and bed weeding once a month. They have a liaison meet on site once a month for a walk thru. The lake borders would be trimmed every second trip. They would use a hand held blower and blow away from the house. They will work with Hoskins if they

see any insect issues. The same crew will mostly be on site. Mulch would be an add on. Home mowing would be in line with irrigation times, which is currently Tuesdays. With a three contract, the 1st and 2nd year cost would be the same. There would be a 3% increase in the 3rd year. If a 5 year contract, then the 1st and 2nd year cost would be the same and the 3rd year would be 2% increase, 4th year would be a 3% increase and the 5th year would be a 3% increase. The starting date would be June 1st, 2019. This contract would not result in an increase in monthly dues for the homeowners. Paul **motioned** to accept the committee's recommendation to accept Artistree's proposal and to sign a 5 year contract. Eric seconded. Sam, Eric, Lyle, Norman, Paul and Jim voted "yes". Howard voted "no". Vote six to one. **Motion** carried. Contract to go to Reserve committee for review.

The social committee requested the purchase of folding tables and stackable chairs for their events. Paul **motioned** to approve an expenditure up to \$350 to purchase the tables and chairs. Lyle seconded. All in favor. **Motion** carried. Social committee to look into their long-term expenses and report back to the board.

A request was made for two more people to volunteer for the irrigation committee

HOMEOWNER INPUT:

General discussion was held.

MOTION to adjourn was made by Howard and seconded by Paul. All in favor. Meeting was adjourned at 11:15am

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

Respectfully Submitted,

Sarah Comrie/CAM
For the Board of Directors