



The Villas of Chestnut Creek

Board of Directors Meeting
Wednesday, April 10, 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.

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

- None at this time

SALES APPLICATIONS:

- None at this time

NEW BUSINESS:

From the **Exterior & Paint Color Committee**, Peggy Kirk did a presentation on how the current colors of the villas are out dated. A committee was developed to study and come up with a plan to update the curb appeal with color choices. She thanked all the members of the committee for their hard work on coming up with this plan of colors that will enhance the appearance of our community and be more in line with newer communities.

The following "rules" would apply;

- *Painting your home is Optional, You may choose to keep your current color
- *Owners must be in agreement with Roof Mates on Changing Colors
- *Color must be chosen from the 5 approved color choices
- *You may NOT choose the same color of the villa on either side of your structure.
- *An ARB must be submitted for approval
- *Paint is available at Sherwin Williams ONLY
- *Owners will hire the "Painter" of their choice
- *Shutters will be replaced with Raised Panel Shutters
- *New front doors will be optional

Brian with Sherwin Williams was in attendance and spoke about the several different types and qualities of paint that is available. He stated his company has a paint suitable for vinyl siding. None of the paint is oil based. Brian was thanked for being available to attend the meeting.

Peggy stated the colors were on display. She stated the Board would vote to approve the color changes, then the colors would go to the entire membership for a vote. It would take a 51% vote to approve the change. This could be done at the next annual meeting or a special meeting.

Joe suggested placing owners interested in painting, in a lottery. If several home owners wanted to paint the same color at the same time it would alleviate dispute.

HOMEOWNER INPUT:

Discussion was held regarding the color choices. Many positive comments.

Alice Kienitz stated that the master association is requesting approval to tap into the Villas irrigation system for parcel "H". Howard made a **motion** not to allow the master association to tap into the Villas irrigation system. Norman seconded. All in favor. **Motion** carried.

MOTION to adjourn was made by Paul and seconded by Howard. All in favor. Meeting was adjourned at 11:30am **The Next Board Meeting:** Thursday, April 18, 2019, 2:30pm at Patio Clubhouse.

Respectfully Submitted/Sarah Comrie/CAM/For the Board of Directors