



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, April 18, 2019 at 2:30pm.
Patio Clubhouse

CALL TO ORDER AND PROOF OF NOTICE: President Sam DeAngelo called the meeting to order at 2:31 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 and Paul King/Director. James Larr/Director was absent. Sarah Comrie was present from Sunstate Management.

MINUTES: MOTION made by Howard Grubb to accept the 3/21/19 minutes as corrected. Lyle Kienitz seconded. All in favor. **Motion** passed unanimously. **MOTION** made by Howard Grubb to accept the 4/3/19 minutes as presented. Paul King seconded. All in favor. **Motion** passed unanimously. **MOTION** made by Eric Dobis to accept the 4/10/19 minutes as presented. Howard Grubb seconded. All in favor. **Motion** carried.

PRESIDENTS REPORT- Sam DeAngelo presented his report. He thanked all committee members for all their hard work this past season. He stated that many are leaving for the summer.

Jane Rodgers read her report, which is attached. The toilet at 534 Pendleton Drive had a burst pipe which caused flooding. She reported that some insurance companies may not cover damages if plumbing work done by a handyman. Advised to have licensed and insured contractors do work in your home. Also, stated if leaving your home for an extended period of time to turn off the water at the main valve. Howard Grubb added that there was a savings if you had the county come and cut off the water while you are gone. It was stated by a homeowner that there would still be a base charge of \$30.96 when the water is turned off.

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

- 881 Bay Port Circle-garage door replacement. Howard Grubb **motioned** to approve based on the ARB committee's recommendation, seconded by Eric Dobis. All in favor. **Motion** carried.
- 860 Bay Port-install white storm door at front entryway. Howard Grubb **motioned** to approve based on the ARB committee's recommendation. Paul King seconded. All in favor. **Motion** carried.

SALES APPLICATIONS:

- None at this time.

TREASURERS REPORT: As attached to these corporate records, Howard Grubb gave the financial report based on the recent March 31, 2019 financial report. Howard reported on the total checking/savings (\$41,032.38) and reserves (\$414,566.92), for total assets of \$445,403.11. He also stated the financials reflect \$886.64 over budget through the end of March. Lyle Kienitz **motioned** to accept the report as presented. Eric Dobis seconded. All in favor. **Motion** carried.

COMMITTEE REPORTS:

Landscape Committee – Nothing to report as no meeting.

Irrigation – Joe presented the report. He stated the community irrigation is in good shape. IDA is expecting to install the new software by the end of May. This might cause a change in the irrigation schedule. The software can be accessed from IDA's home office where they can be addressed remotely. Currently, have these capabilities, but new software will take out any current glitches.

Pool Committee – Paul de Percin gave report and stated the pool committee also covers the tennis & shuffleboard courts. He noted that a water cooler had been donated and that the committee is requesting \$250 to hook it up. He recommended that the hot water option be disconnected. The new cooler does have an internal filter, which should be changed every 6 months. Howard Grubb **motioned** to approve an expenditure, up to \$250, to hook up the new water cooler. Paul King seconded. Sam, Howard, Paul, Norman and Eric voted “yes”. Lyle voted “no”. **Motion** carried 5 to 1. Norman mentioned that the pool area needs to be pressure cleaned. He added the side of the shuffleboard court and the low areas of the tennis court needed to be cleaned “lightly”. He also stated the awning needed cleaning. It was stated that both courts should not be pressure cleaned, even on low, and that the new awning came with cleaning instructions. A discussion was held regarding what chemicals could be used. There is a crack in the side walk coming up to the pool and committee is going to get a quote to fix. Norman then discussed the pool lounges. There are currently 6 of the lower lounges left. He recommends replacing them with six high boys (20 inches high). Three years ago they purchased 6 taller lounges (15” to 16”) as a trial. He also stated that six new chairs are needed for a cost of around \$504. The older chairs can be placed around the gazebo, as they are stackable. Eric Dobis made a **motion** to approve an expenditure of up to \$2,000 to purchase six new 20” high lounges and six chairs. Lyle seconded. Discussion was held. The furniture would be blue and white in color and the lounges would not have arm rests as this design is better for easy access. All in favor. **Motion** carried. Complaints have been made about the loud music at the pool. It was recommended that the committee present the verbiage they would like to have a sign and the Board will review. Social committee will work on with pool committee.

Paint Committee – Nothing at this time.

Reserves & investment Committee– The committee has reviewed the contract with Artistree and had a few items that needed addressing. Individual homeowners’ insurance policies were discussed. There are 7 new owners, which will be required to submit their insurance and 21 owners currently have not submitted their policies.

Social Committee – There was a party held this past weekend. They wanted to thank Eric Dobis for the new pool cooler and blower. Eileen stated that the old picnic tables needed to be replaced and recommended purchasing six new folding tables. They are currently at Costco for \$149.94 each. They are a table and bench combo. Paul King **motioned** to approve the expenditure, not to exceed \$1,200, to purchase the six folding tables as recommended. Norman Lewis seconded. All in favor. **Motion** carried.

Villas Rules & Regulations Committee – No report at this time.

Welcome Committee – It was stated there are two new homeowners that are waiting to move in.

NEW BUSINESS:

- It was stated that the common area around the pool hasn’t been taken care of by the landscape company in months. It should be cleaned up per contract. Contract over end of May. Paul King **motioned** that Romans be told to clean up around the pool area, per his contract. Norman seconded. Sam, Howard, Paul and Norman voted “yes”. Eric and Lyle voted “no”. **Motion** passed 4 to 2.
- There has been name calling by homeowners, in regards to the Board. It was stated that the Board members put in a lot of time and energy into their volunteer jobs, especially Sam, Norman and Howard. It was noted that those calling names are acting like bratty 5 year old children.
- It was stated that the landscape committee should be dealing with landscape issues and not the Board.
- Sam presented the quote from Strayer to survey certain common areas. Strayer has done surveying of the Villas before. They quoted \$2,100. Sam also got a quote from Nextgen for \$2,525. Strayer is local, while Nextgen is out of West Palm Beach. Sam recommends going with Strayer. Norman Lewis **motioned** to accept the quote from Strayer for \$2,100. Paul King seconded. Discussion was held regarding the markers. Sam stated will be pins in the ground. Pins will have red dots. Howard **amended the motion** to include that the funds would to pay Strayer would come out of the unrestricted capital reserve account.. All in favor. **Motion, with amendment**, carried. Alice noted that the Master Association was going to survey and put up markers around the preserve.

UNFINISHED BUSINESS:

- The Reserve & Fiduciary Committee has reviewed and tweaked Artistree’s contract. The contract would go into

effect June 1st, 2019. The first three years the monthly charge would be \$4,000. There would be a 2% increase the 4th year and a 3% increase the 5th year. The contract was amended to address the County regulation about mowing along the lake banks. Paul King **motioned** to accept Artistree's contract, as recommended by the R&F Committee. Howard seconded. All in favor. **Motion** carried.

-Sam talked about the need for a review of the Association Documents. It is recommended they be reviewed every 10 years. The Villas documents have not been reviewed in the 35 years since written. The Association's Attorney has quoted \$4,000 to make general updates. The cost to do the prior amendments, which passed during the annual meeting was between \$1,000 to \$1,200. Further discussion was tabled.

-Herb & Myra Johnson and Dick & Anita Sullivan presented to the Board questions that were asked of the Master Association and their answers. (Report attached).

HOMEOWNER INPUT: -

-Work on lake #9 is expected late April or May. The Master Associate is working on putting together a Block party. The Isle/Patio/Villas are involved in playing pickle ball. A bocce ball court is in the works. The color samples are up for viewing. When leaving for extended periods of time turn off water AND THE HOT WATER HEATER. Homes should be put in hurricane mode.

MOTION to adjourn was made by Paul King and seconded by Howard Grubb. All in favor. Meeting was adjourned at 4:00pm

The Next Board Meeting: May 16, 2019, 2:30pm at Patio Clubhouse.

Respectfully Submitted,

Sarah Comrie/CAM
For the Board of Directors