



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, May 16, 2019 at 2:30pm.
Patio Clubhouse

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, Lyle Kienitz/Director and Paul King/Director. Eric Dobis/Secretary, James Larr/Director were absent. Sarah Comrie was present from Sunstate Management.

MINUTES: **MOTION** made by Lyle Kienitz to accept the 4/18/19 minutes as corrected. Howard Grubb 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 discussed the work being done on lake #7 and that he is happy with the work being done. There may be more work to be done. One area is along side of some Villas of Chestnut Creek homes. The lake water level is being lowered by the vendor, Will Howell, in order to do the work. Currently new sod is being watered by Will Howell. Once rainy season comes the new sod should be ok. The concrete damage (Bayport) gazebo has been reported and will be repaired. The dump trucks have to continue to use the area or change spots and damage two areas, instead of just one.

Sam discussed the brown spots in the lawn. In Ben's opinion it is caused by fungus, which has been treated by Hopkins. Need to wait for rainy season to see how it recovers. For now need to leave it alone. It shouldn't get worse. Howard Grubb stated he believes Hoskins have been putting down weed killer, which killed the weeds.

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

- 426 Pendleton/Bacon to construct a concrete pad at the rear of his home. Paul King **motioned** to approve based on the ARB committee's recommendation, seconded by Howard Grubb. All in favor. **Motion** carried.

SALES APPLICATIONS:

- 488 Pendleton Place/HUD owned/Taggart (Buyer). Norman Lewis **motioned** to approve the sales application. Howard Grubb seconded. All in favor. **Motion** carried.

TREASURERS REPORT: As attached to these corporate records, Howard Grubb gave the financial report based on the recent April 30, 2019 financial report. Howard reported on the total checking/savings (\$38,180.04) and reserves (\$416,151.67), for total assets of \$447,693.87. He also stated the financial status is pretty good. He also stated landscape is under budget but will be going up with the new vendor starting June 1st. This has been taken into consideration and is within the budget. Lyle Kienitz **motioned** to accept the report as presented. Paul King seconded. All in favor. **Motion** carried.

MANAGER'S REPORT: Sarah presented report. Stated compliance run was done the week before. Focused on roof and driveways. The webmaster has been working on updating the website under Eric's guidance. The directory is also being updated.

COMMITTEE REPORTS:

Landscape Committee – Lynn did a walk thru with Artistree and covered the following:

- a. Walked common ground area, which will be addressed once a month. Artistree stated it would take four months to get it where should be. They will work step by step.
- b. One person only should be in contact with Artistree. Homeowners should use the box at the gazebo for work orders. Sam or Lynn will check the box and they will contact Artistree with the issues.
- c. Grass brown spots were discussed and Lynn asked Artistree to give a quote to do the bug spraying. **PM** to give Lynn the Hoskins contract via email.
- d. Lynn stated that homeowners should not stop the workers when they are on property.
- e. The cut date has been changed from Tuesdays to Thursdays. It was stated there may be a problem as trash day is Thursday. Currently the irrigation is not on Monday nights. Best to keep mowing on Tuesdays.
- f. Pygmy palms at the pool will be trimmed.
- g. Lynn is going to be the person to deal directly with Artistree with issues.

Irrigation – Sam stated there was nothing to report.

Pool Committee – Norman stated items will be presented under new business.

Paint Committee – Nothing at this time.

Reserves & investment Committee– Howard stated there was nothing to report.

Social Committee -It was stated it had been a great season.

Villas Rules & Regulations Committee – Amendments will be going out.

Welcome Committee – Myra had nothing new to report.

NEW BUSINESS:

Board to meet with the Association's attorney, Jeremy, Discussion was held regarding the amendments. Norman Lewis stated the tune up to the documents needed to be voted on by membership. Could cost \$4,000 to do.

Review to see if in line with current statues. Table discussion until upcoming meeting either special or regular.

PM to let Jeremy know don't do work he is not getting paid for.

Discussion was held regarding the built-in flower boxes at houses on Bayport. Two of them have recently gone and have caused damage inside homes. Sam stated the irrigation needs to be capped off before it enters the flower box. IDA quoted \$150 to cap off irrigation to each flower box. Homeowner would have to approve IDA doing the work for \$150, if not then on their own to find a vendor to do the work. Discussion was held regarding having a plumber do the work. Further discussion was held regarding capping off the irrigation. Paul King **motioned** for the Board to be proactive regarding capping off the irrigation before the flower box. Norman Lewis seconded. All in favor. **Motion** carried. Sam to negotiate with IDA to lower bid cost. Howard and Sam to research.

Discussion was held regarding getting a sign for the pool stating "No Smoking/No Loud Music". Board agreed to putting up the sign. Norman to look into this.

UNFINISHED BUSINESS: None at this time.

HOMEOWNER INPUT: -

-Discussion was held regarding the amendments

-It was reported that the Master Association is looking into getting police coverage a few times a month.

- It was stated that the Master Association is no longer using Round Up. It was questioned if they were using something else close to Round Up.

-Norman spoke about hurricane preparedness.

MOTION to adjourn was made by Paul King and seconded by Norman Lewis. All in favor. Meeting was adjourned at 4:33pm.

The Next Board Meeting: June 20, 2019, 2:30pm at Patio Clubhouse.

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