



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, July 18, 2019 at 2:30pm.
Patío Clubhouse

APPROVED

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 and Howard Grubb/Treasurer. Eric Dobis/Secretary, James Larr/Director and Lyle Kienitz/Director were present via conference call. Paul King/ Director was absent. Sarah Comrie was present from Sunstate Management.

MINUTES: MOTION made by Howard Grubb to accept the 6/20/19 minutes. Eric Dobis seconded. All in favor. **Motion** passed unanimously.

PRESIDENTS REPORT- Sam DeAngelo presented his report. The work on lake #9 and #7 is complete. There is a berm behind Howard's house, which Howard will knock down little by little. Lake #17, behind Pendleton Court/Drive has the community irrigation system. The work on lake #17 is budgeted for 2020. Since irrigation is drawn from lake #17, only 25 to 30% of the bank will be redone. The vendor, Will Howell, wants to draw down the water in order to do the work. This can't be done due to the irrigation and the pool heater/coolant. The machine to be used needs to be higher. Sam stated he will talk with Will Howell regarding the work to be done.

Sam stated that the association's attorney is working on reviewing the documents to bring them into compliance with Florida Statue 720. After this the Board and residents to decide what other items may be included.

ARB APPLICATIONS: None at this time

SALES APPLICATIONS:

TREASURERS REPORT: As attached to these corporate records, Howard Grubb gave the financial report based on the recent May 31, 2019 financial report. Howard reported on the total checking/savings (\$42,071.11) and reserves (\$418,701.90), for total assets of \$449,330.70. He stated that at the end of May, 2019, the budget was over by \$1,397.18. The legal fees are \$3,024 with approximately \$1,700 carry over from the previous year. It was questioned why IDA costs were \$3,751.45. It was stated that there was the quarterly fee, regular repairs and the drip lines around the pool (which were approved by a committee member and then the Board). Sam DeAngelo **motioned** to accept the report as presented. Norman Lewis seconded. All in favor. **Motion** carried.

COMMITTEE REPORTS:

Landscape Committee – Lynn reported on the following:

The property was mowed yesterday due to the fact the foreman decided to skip over to VCC. No notice was given to either Artistree or the Association. Foreman reprimanded. Thursdays are still the scheduled day. Eventually the hope is to make it Tuesdays. Lynn also noted there was some grass left on the patios which will be blown off today.

Sam stated there were going to be growing pains with a new vendor and he understands. Lynn provided and reviewed the information sheet of the difference between the work being done by Artistree and Romans and will post at the pool bulletin board.

Lynn discussed the 4 common areas and that each would be addressed during each visit. A little time for each area. It will take time to correct the issues of the past. Discussion was held regarding spending more time focusing on the pool area, but it was decided to let the vendor continue as scheduled as that was their recommendation.

Lynn stated they weed whack every other week. They will move debris in order to mow under it, but will not take away individual homeowner's debris. Discussion was held on edging. Lynn stated every other week. Sam read contract aloud and it stated the concrete areas are edged every mowing and thus will also be blown. The area around the lakes shore will be addressed per County requirements.

Irrigation – Sam stated there were some issues with the new system, but to be expected as the Villas were a testing site for the new system. A breaker to the irrigation was fried and Eagle Electric came right out and fixed for \$350. Eagle Electric noted that the wires were undersized and needed to be upgraded. IDA to pay for upgrade of wiring as they were the ones that put in the wires for the system. Currently the sprinklers are on for 3 days, but will go down to two once rainy season.

Pool Committee – Norman has gotten a quote to make a sign 30" long by 12" high that reads "No Smoking/No Loud Music" for the pool gate. Cost would be \$45.

Paint Committee – Nothing at this time.

Reserves & investment Committee–Jeri Haas reported that she was contacting Michelle T, with Sunstate, to see what policies other associations have regarding insurance compliance Currently there are 21 homes on Bayport that have either expired

insurance or have not given proof of insurance at all. There are 14 on Pendleton that are the same. **PM** to make the potential new owners know of the insurance requirement prior to closing. Needs to be part of the estoppel, as insurance coverage is mandated in the amendment. Norman thanked Jeri for going door to door in an effort to make sure all homes have insurance coverage. Joann, with Sunstate is working with Jeri with the letters that are being sent out. If in non-compliance they need to go to hearing panel after appropriate notice. There was a question regarding the budget item labeled catastrophic and what did catastrophic mean. It was explained it was for occurrences like hurricanes. Norman stated he would like to see most of those funds be transferred to fully fund other reserve items. Jeri and the committee will look into the request. Sam stated the catastrophic line item came into existence due to the change the Association made when it no longer carried the insurance for the individual homes, which is the correct way for a homeowners association.

Social Committee -No report as off season.

Villas Rules & Regulations Committee – Nothing to report.

Welcome Committee – Nothing to report.

NEW BUSINESS:

Norman Lewis **motioned** to accept the quote for \$45 to make the aforementioned sign for the pool.

Howard Grubb seconded. All in favor. **Motion** carried.

UNFINISHED BUSINESS:

- a. Sam discussed moving forward with having the association's attorney, Jeremy, move forward with reviewing and revising the documents for \$4,000. Lyle Kienitz **motioned** to approve Jeremy to review and revise the documents for a cost of \$4,000. Eric Dobis seconded. Discussion followed. Norman stated he did not feel the Board had met enough times to really go over the subject. Sam agreed, but stated that Jeremy would\ start with updating the amendments to meet State Statues first and then work on "wish list". Sam also stated that 51% of the membership was needed to pass the amendments. Jeremy stated that was a low threshold.

The \$4,000 was for all items the Board wants to change and to bring the documents up to date on statues. It was stated that the update to statues would be one item and each of the other changes would be individually listed for vote. Board vote taken. Sam, Howard, Paul, Lyle and Eric voted "yes". Norman voted "no". Vote was 5 to 1. **Motion** carried.

- b. Howard presented bids to cut down a tree going along the sidewalk, from Bayport to the gazebo. One quote was for \$1,000 to remove but not grind the stump. John Moore quoted \$1,100 to remove and stump grind. The other bid was for \$1,200 to remove and stump grind. Howard **motioned** to accept the bid from John Moore for \$1,100 to remove and stump grind. Norman seconded. All in favor. **Motion** carried.
- c. Howard stated it had been difficult to get vendors to bid to pressure clean the sidewalks on Bayport. He presented a bid from Poseidon Pressure Wash for \$769 to do the sidewalks and mailbox banks. Howard **motioned** to accept the bid from Poseidon. Sam seconded. All in favor. **Motion** carried.
- d. Sam gave an update on the complaint from 868 Bayport that the bushes from the Patios was taking over her yard. Sam let the Patios know and someone came out to cut back the bush , but left before finishing the job. Sam will address.
- e. Current A/R's were discussed. Discussion was held regarding an owner who is chronically late on their assessments. **PM** to make sure homeowners that are over 60 days late be sent to the attorney. It was noted it is managements responsibility to keep up with late assessments and enforcement.
- f. **PM** reported on the recent compliance run and stated there were some final review needed and that the report would be given to the Board as soon as completed, which is expected to be soon. **PM** to make sure to get these to the Hearing Panel.

HOMEOWNER INPUT:

Incorporated into Unfinished Business.

MOTION to adjourn was made by Howard Grubb and seconded by Paul King. All in favor. Meeting was adjourned at 4:14pm.

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

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