



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, July 18, 2019 at 2:30pm.
Patio 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 Statute 720. After this the Board and residents to decide what other items may be included.

ARB APPLICATIONS: None at this time

SALES APPLICATIONS:

488 Pendleton Place/Goulart. Norman **motioned** to approve the buyer's application. Howard seconded. All in favor. **Motion** carried.

456 Pendleton Court/VanderKreats. Norman **motioned** to approve the buyer's application. Howard seconded. All in favor. **Motioned** carried.

833 Bayport Circle/Delisi. Norman **motioned** to approve the buyer's application. Howard seconded. All in favor. **Motioned** carried.

TREASURERS REPORT: As attached to these corporate records, Howard Grubb gave the financial report based on the recent June 30, 2019 financial report. Howard reported on the total checking/savings (\$44,784.17) and reserves (\$421,935.74), for total assets of \$466,699.61. Howard stated that after the first 6 months of 2019 the association is \$1,893.55 over budget. Howard reported that interest of \$2,376.50 was received. Jim Larr asked questions regarding the CDs and wants more information. **PM** to supply Jim with information. Jim Larr **motioned** to accept the report as presented. Norman Lewis seconded. All in favor. **Motion** carried.

COMMITTEE REPORTS:

Landscape Committee – Lynn stated he would report later.

Irrigation – Sam stated there that the rain is helping with lawns. The programming of the board has been done. The irrigation is on twice a week.

Pool Committee – Norman reported on the pool. He stated the dead duck in the lake took two men to do the replacement. He also stated the awning at the pool needs cleaning. Should be done by hand. Power surges keep happening and effects the pool and irrigation equipment. The switches and mother board are designed to go off and to go back on after a short delay. Norman is calling FPL regarding a power surge protector for all the equipment (pool and irrigation) and for a cost of \$19.95. It was agreed the surge protector is a good idea. FPL to call within the Next 3 weeks. Howard will meet them at the location. The irrigation wells were discussed. Sam and Howard spoke with Tracy, the well person, and he stated two new tanks were needed and would cost around \$3,000plus. Eric asked about insurance coverage regarding surge protectors. Norman will look into this.

Reserves & investment Committee–Jeri Haas reported that she was working on Comcast. She called business line. Jeri has not heard back. She stated the only choice is Comcast and Frontier. The current cable contract expires 2021. She reported there are new homeowners that need to supply proof of insurance. Eight (8) homes will be getting second notices for coverage.

Social Committee -No report as off season.

Villas Rules & Regulations Committee – Nothing to report.

Welcome Committee – Nothing to report.

Landscape Committee – Lynn continued his report. He reported that Artistree in 2x this week. They are focusing on the pool area this month and next month. There was disagreement regarding soft edging and regular edging. During heavy rains edging makes a mess. Artistree will catch up on the work. There was a complaint that they were not blowing off the back patios. Pedro, with Artistree, answers questions and resolves problems. Sidewalks and driveways will be done during mowing schedule.

NEW BUSINESS:

Sam spoke with Charlie, with Hoskins, regarding their contract. They stated they are losing money with the current contract and presented a proposal to drop to 6 times a year for the same annual fee of \$11,400. If stay at 12 times a year then the cost would increase to \$17,400. Fahey, Garden Master and Artistree also submitted bids. Fahay quoted \$11,400 and would the Bayport side one month and the Pendleton side the next month. If issues exist with Bay Port while doing Pendleton they will take care of this also. They will apply fertilizer, insecticide, weed control and fungicide. They will treat fire ant mounds. The service covers chinch, grubs and sod web worms. Garden Master quoted \$13,800 (per year) for monthly service. Artistree quoted \$12,900 (per year) for monthly service. Lynn spoke with golf course personnel and he stated it appears the lawns are not being treated for chinch bugs and fungus. Howard explained there is chinch bugs and iron deficiencies in the lawns. Sam suggested Hoskins' proposal be ruled out. Other Board members agreed. Lynn recommended Fahey.

Norman Lewis **motioned** to accept Fahey as the new pest control vendor. Eric seconded. Discussion regarding Fahey and if they can do all issues. Sam, Howard, Norman and Eric voted "yay". Jim voted "nay". **Motion** carried. **PM** to notify Hoskins of their termination August 31st. Fahey to start September 1st.

Discussion was held regarding the irrigation wells. The wells 830 & 836 had back pressure created stress to the electrical system. The two pond pumps are not up to speed. Wells pipes need to be 5" in diameter and the ones at the Villas are 4" in diameter. It was stated the front well needs a new tank for \$950. \$3,800 for the back well. Front well also has storage issues. Front well storage is water logged. Howard **motioned** up to \$1,000 for the work on the front well....tank, etc....as needed. Eric seconded. Discussion regarding prices for pump that is not good (in the back). All in favor. **Motion** carried.

UNFINISHED BUSINESS:

None at this time.

HOMEOWNER INPUT:

Incorporated into Unfinished Business.

MOTION to adjourn was made by Howard Grubb and seconded by Norman Lewis. All in favor. Meeting was adjourned at 3:45pm.

The Next Board Meeting: August 15, 2019, 2:30pm at Patio Clubhouse.

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