



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, August 15, 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 Paul King/Director and Lyle Kienitz/Director were present via conference call. Paul King/Director was absent. Lindsey Rhoades was present from Sunstate Management group.

MINUTES: MOTION made by Howard Grubb and seconded by Norman Lewis to accept the July 18, 2019 minutes.

PRESIDENTS REPORT- Sam DeAngelo presented his report. He let the owners know that the amendment passed on the insurance at the annual meeting is mandatory. Sam got ahold of Strayer and the surveying will begin next week. Compliance and the Hearing Panel was discussed.

ARB APPLICATIONS: 845 Bayport Circle - Replace windows and back door with Hurricane rated windows and doors.

MOTION made by Norman Lewis and seconded by Howard Grubb to approve the application for 845 Bayport Circle.

Motion passed unanimously.

SALES APPLICATIONS:

TREASURERS REPORT: As attached to these corporate records, Howard Grubb gave the financial report based on the recent July 31, 2019 financial report. Howard reported on the total checking/savings (\$44,784.17) and reserves (\$424, 866.02), for total assets of \$476,651.12. Howard stated that after the first 7 months of 2019 the association is \$4,528.76 over budget.

MOTION made by Norman Lewis and seconded by Howard Grubb to accept the financial report as read. Motion passed unanimously. Norman mentioned the "Catastrophic" line item in the reserves budget again. **MOTION** made by Norman Lewis and seconded by Jim Larr to move the "Catastrophic" funds into the "Capital Reserve Items". Motion passed unanimously.

COMMITTEE REPORTS:

Landscape Committee – Lynn reported. Bayport was done on last week and Pendleton will be done the 6th-8th of September. The landscaping company will not "edge" on really wet days because it creates a mess. They will be here on Thursday to concentrate on the common area around the pool. An owner asked about the bushes around the pool that need a really good trim.

Irrigation – Sam reported that the irrigation is being handled by mother nature. The quarterly check was last week.

Pool Committee – Norm reported that the pool level is raising due to the rain, the heating has been an issue with some lightning strikes. Someone to clean the vinyl awning.

Reserves & investment Committee–Jeri Haas reported they are going to contact Comcast to start working on the contract.

Social Committee -No report.

Villas Rules & Regulations Committee – The attorney is working on putting things together.

Welcome Committee – Nothing to report.

NEW BUSINESS: - Norm requested that Management look into the permitting for cutting down trees in Sarasota County.

- **MOTION** made by Eric Dobis and seconded by Howard Grubb to fine the home at 876 Bayport Circle \$100/day not to exceed \$1000 in the aggregate. Motion passed unanimously.
- **MOTION** made by Howard and seconded by Norman Lewis to fine 404 Pendleton Dr. \$100 per day up not to exceed \$1000 in the aggregate.

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: September 19, 2019, 2:30pm at Patio Clubhouse.

Respectfully Submitted,

Sarah Comrie/CAM

For the Board of Directors