



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, September 19, 2019 at 2:30pm.
Patio Clubhouse

CALL TO ORDER AND PROOF OF NOTICE: Vice President Norm Lewis called the meeting to order at 2:38 pm. Notice was posted per Florida Statute 720.

QUORUM: Present at the Board meeting was Norman Lewis/Vice President and Paul King/Director. Eric Dobis/Secretary, and Lyle Kienitz/Director were present via conference call. Sam DeAngelo/President, Howard Grubb/Treasurer, and James Larr/Director were absent. Sarah Comrie and Lindsey Rhoades were present from Sunstate Management group.

MINUTES: MOTION made by Paul King and seconded by Eric Dobis to accept the August 15, 2019 minutes. Motion passed unanimously.

PRESIDENTS REPORT- None.

Management Report: Sarah asked that all homeowners check their driveways and roofs to see if they need to be cleaned.

ARB APPLICATIONS:

- **886 Bayport Circle** – Enclosure at front entrance. **MOTION** made by Paul King and seconded by Lyle Kienitz to approve the application for 886 Bayport Circle. Motion passed unanimously.
- **518 and 520 Pendleton** – Curbing. **MOTION** made by Eric and seconded by Paul King to approve the application for 518 and 520. Motion passed unanimously.
- **400 Pendleton Dr.** – New front door. **MOTION** made by Eric Dobis and seconded by Lyle Kienitz to approve the application for 400 Pendleton Dr. Eric Dobis, Lyle Kienitz and Norm Lewis voted affirmative; Paul King voted no. Motion carries.
- **526 Pendleton Dr.** – window replacement. **MOTION** made by Eric Dobis and seconded by Paul King to approve the application for 526 Pendleton. Motion passed unanimously.
- **420 Pendleton Dr.** – replacing of garage door. **MOTION** made by Eric Dobis and seconded by Paul King to approve the application for 420 Pendleton Dr. Motion passed unanimously.
- **452 Pendleton Ct.** – Install curbing around bushes and landscaping. **MOTION** made by Paul King and seconded by Eric Dobis to approve the application for 452 Pendleton. Motion passed unanimously.
- **536 and 538 Pendleton Dr.**– **MOTION** made by Eric Dobis and seconded by Paul King to approve the application to paint the driveways. Motion passed unanimously.

SALES APPLICATIONS: None.

TREASURERS REPORT: As attached to these corporate records, Paul King reported in Howards absence. **MOTION** made by Eric Dobis and seconded by Lyle to approve the August financials into the corporate records.

COMMITTEE REPORTS:

Landscape Committee – No one present. Norm reported that the new company has done a nice job. A homeowner commented on the pool area looking not great – the trees are overgrown and the pods have fallen. Norm to bring this up with Lynn and the committee.

Irrigation – No report.

Pool Committee – Norm reported that the pool had some issues over the summer but things are ok. The lightning strike on the heater is still being worked on.

Reserves & investment Committee– The Comcast contract was discussed. Jeri Haas, Joe Palagonia, and Eric Dobis will be working on this.

Social Committee -No report.

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

Welcome Committee – Nothing to report.

NEW BUSINESS: - Insurance forms were discussed. Norm would like a letter sent to those owners who have not submitted their insurance to the management company, along with a copy of the new amendment. Eric mentioned contacting the attorney for guidance. Can the association let all owners know who has not submitted their insurance?

UNFINISHED BUSINESS - Paul King discussed the windows in the garage. It has been discussed previously but no determination was ever made. To be discussed again at a later date.

HOMEOWNER INPUT: None.

MOTION to adjourn was made by Paul King and seconded by Eric Dobis. All in favor. Meeting was adjourned at 3:26pm.

The Next Board Meeting: October 17, 2019, 2:30pm at Patio Clubhouse.

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