



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, November 21, 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, Eric Dobis/Secretary, Lyle Kienitz/Director and James Larr/Director were present. Paul King/Director was present via conference call. Lindsey Rhoades was present from Sunstate Management group.

MINUTES: **MOTION** made by Howard Grubb and seconded by Lyle Kientiz to accept the October 17, 2019 minutes as amended. Motion passed unanimously.

PRESIDENTS REPORT- Lindsey reported on the compliance report.
There are no ARB applications, or new sales applications.

TREASURERS REPORT: As attached to these corporate records, Howard Grubb gave the report. **MOTION** made Lyle Kienitz and seconded by Eric Dobis to approve the October financials into the corporate records.

COMMITTEE REPORTS:

Landscape Committee – Lynn gave the report. He walked with Linda and Artistree around Lake 7, and they are getting bids to improve the pool area landscaping.

Irrigation – Sam DeAngelo gave the report. There are some issues that are being taken care of by IDA. They are very responsive.

Pool Committee – Norman Lewis gave the report. He reported that there is a new inspector. There is a new pool rules sign.

Reserve and Fiduciary Review – Jim Larr gave the report. A meeting was held last week with the committee, and then they went to Sunstate to sit down with accounting to discuss the budget.

Social Committee – Eileen gave the report. There is a party tomorrow night at the pool at 4:30. Hamburgers, hot dogs, and sausage will be served. Alice Kienitz reported that there will be a craft show/bake sale at the pavilion on December 3 (December 4th if there is rain) from 9-1.

Villas Rules & Regulations Committee – Waiting on the revised and amended documents from the attorney.

Welcome Committee – Myra reported.

NEW BUSINESS: -

- Linda Lewis reported that Palm Trees can be trimmed at \$20 per tree. **MOTION** made by Howard Grubb and seconded by Lyle Kienitz to allocate a maximum of \$200 to trim up to 10 trees on the common ground.
- Shuffleboard bid – **MOTION** made by Eric Dobis and seconded by Howard Grubb to approve the bid for \$1600 to resurface the shuffleboard court. Motion passed unanimously.

UNFINISHED BUSINESS –

- Proposed Amendments – The Board does not have a final draft yet. Sam is calling a special meeting on Wednesday, November 27, 2019 at 9 am at the gazebo to discuss these.

- Norman Lewis asked about the paint colors and changing the acceptable colors. A committee was formed to discuss the colors and had made presentations. At this point it must go in front of the membership for a vote.
- Bocce Quote – Eric Dobis has a bid and Sunstate provided a bid. Eric Dobis and Joe Palagonia will go to the Italian American

HOMEOWNER INPUT:

- Alice Kienitz reported on the Masters Meeting that took place last night, November 20, 2019. She mentioned that the Masters Board is needing Board Members.

MOTION to adjourn was made by Howard Grubb and seconded by Paul King. All in favor. Meeting was adjourned at 3:48 pm.

The Next Board Meeting: Special Meeting November 27, 2019 at 9:00 am at the gazebo – following meeting – December 19, 2019, 2:30 pm at Patio Clubhouse.

Respectfully Submitted,
Lindsey Rhoades/CAM
For the Board of Directors