



The Villas of Chestnut Creek

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

CALL TO ORDER AND PROOF OF NOTICE: President Sam DeAngelo called the meeting to order at 2:31 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 Kientiz/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 November 21, 2019 minutes as presented. Motion passed unanimously.

PRESIDENTS REPORT- Sam thanked the Board of Directors for serving through 2019. He also thanked the members who come to the meetings, and those that open up their hearts and homes to others during the holidays.

ARB – **436 Pendleton Dr.** – Garage door replacement. **MOTION** made by Howard and seconded by Eric to approve the replacement of the garage door at 436 Pendleton. Motion passed unanimously.

TREASURERS REPORT: As attached to these corporate records, Howard Grubb gave the report. **MOTION** made Jim Larr and seconded by Lyle Kientiz to approve the November financials into the corporate records. Howard discussed moving \$25,000 from Centennial Account into a CD at Liberty with an interest rate of 2.05%. **MOTION** made by Howard and seconded by Eric Dobis to transfer \$25,000 from the Centennial Account into a six month CD at Liberty bank with an interest rate of 2.05%. Motion passed unanimously.

COMMITTEE REPORTS:

Landscape Committee – Lynn gave the report. A meeting is scheduled with Pedro at Artistree after the first of the year to discuss pool plantings, and also the boundary lines between the Villas and the Master Association.

Irrigation – Sam DeAngelo gave the report. Some blowouts have been happening – he mentioned being proactive with the irrigation in the flower boxes on Bayport, because if those blow, it could infiltrate into the home. Discussion was had regarding using IDA or getting other bids.

Pool Committee – No report.

Reserve and Fiduciary Review – Jeri Haas gave the report. She reported that there is a homeowner on Bayport that is refusing to provide insurance. Lindsey to ask Jeremy to send the homeowner a letter that she will be fined. Cable renews in May of 2021.

Social Committee – Jeri reported that there will be a brunch on January 19th at Stoneybrook.

Villas Rules & Regulations Committee – Ready to be presented at the Annual Meeting.

Welcome Committee – Linda reported that all packets have been delivered to the new owners.

UNFINISHED BUSINESS –

- Proposed Amendments – Prepared to go to the Membership. Jeremy is preparing the documents.
- Bocce Ball – the committee is working on it. They are receiving more bids. There are three possible areas that the bocce court could go. The resurfacing of the shuffle board court will be done in the first two weeks of the year.
- 2019 Lakes Repair Project Support – Regarding the erosion of the lakes – Lake 17 will be worked on in 2020. They are recommending certain mitigation to the lakes to avoid further erosion. Sunstate to review the list and make a recommendation.

NEW BUSINESS: -

- Garage sale will be the first Saturday in February. February 1, 2020 from 8am – 1pm.
- Limb hanging over the Dobis property – it was reported that it is on the Masters Property. Eric to measure and determine whether it is Villas or Masters property.
- Irrigation Preemptive – Discussion was had. Howard and Eric are going to go locate and take pictures of them and get prices.

HOMEOWNER INPUT:

- An owner asked about the painting of 813 Bayport.
- An owner asked about the interest in Bocce Ball.
- An owner reported seeing a dog off leash.
- Annual meeting Feb. 20, 2020.

MOTION to adjourn was made by Lyle Kienitz and seconded by Paul King. All in favor. Meeting was adjourned at 3:49 pm.

The Next Board Meeting: January 23, 2020.

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