



# The Villas of Chestnut Creek

Board of Directors Meeting  
Thursday, January 23, 2020 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 December 19, 2019 minutes as presented. Motion passed unanimously.

**PRESIDENTS REPORT-** Sam reported on the Lakes Restoration Project. Howard and Sam met with two members of the Masters Lake Committee. Lake 7 will be drawn down about 3 feet and it should not affect the irrigation or the pool. The project will begin in March and will take about 6-8 weeks. Mowing – effective with the next mow, any area behind the preserve signs will not be mowed into at all. 853 Bayport – there was a leak at the flower box connection. IDA will come in and truncate the line. He reminded everyone that there needs to be a master plan for these flower boxes and we need to be proactive. Annual Meeting – February 20, 2020. Sign in it is at 3:30, meeting begins at 4:00. There will be no election – there were four open seats and four letters of intent were returned. Sam will not be putting his name in for an Officer, but will spend one more year as a director.

## **ARB**

- 454 Pendleton Ct. – Replacing all rain gutters and downspouts. **MOTION** made by Eric Dobis and seconded by Jim Larr to approve the application. Motion passed unanimously.
- 870 and 868 Bayport Cir. – Stain the driveway. **MOTION** made by Howard Grubb and seconded by Eric Dobis to approve the application. Motion passed unanimously.
- 800 Bayport Cir – replace aluminum screen door with a retractable door. **MOTION** made by Eric Dobis and seconded by Howard Grubb to approve the application. Motion passed unanimously.
- 816 Bayport Cir – staining the driveway. **MOTION** made by Eric Dobis and seconded by Howard Grubb to approve the application. Motion passed unanimously.
- 422 Pendleton Dr. – replace window in bathroom. **MOTION** made by Lyle Kienitz and seconded by Eric Dobis to approve the application. Motion passed unanimously.

\*The new owners at 878 Bayport introduced themselves.

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

## **COMMITTEE REPORTS:**

**Landscape Committee** – Lynn reported that the palms were trimmed – and Lynn will be meeting with Pedro next week regarding the revitalization.

**Irrigation** – An owner reported that the old irrigation control panel and pumping station, etc were left when the new irrigation was put in – it has been removed. By lake 7 there is a cement patio and an owner expressed that it would be nice to have a bench on there in order to look out over lake 7. Neil to price out a bench for that area – Norm mentioned putting some benches along the walkway that connects Bayport to Pendleton.

**Pool Committee** – Norm had no report – there have been no complaints.

**Reserve and Fiduciary Review** – Jeri Haas gave the report. Jeri reported on the insurance. Lindsey and Jeri to work on this together and collect more insurance. Comcast – Sam sent an email to the representative allowing Jeri to speak to Comcast. The contract is up in 2021.

**Social Committee** – 15 people attended the brunch at Stoneybrook. The next outing is February 13<sup>th</sup> at Landys. Reservations are due by Feb. 10<sup>th</sup>. Thinking about a St. Patricks Day Pot Luck – Monday, March 16<sup>th</sup>.

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

**Welcome Committee** – Myra reported that there have been no new people. Eric has the list of people.

**Masters Report** – Alice Kienitz gave the report – the annual meeting was held last week – there was a quorum of the membership, and there is a seven-member board this year. There are looking to form some committees, and get some more people involved. There is also an interest in forming a masters social committee.

**NEW BUSINESS: -**

- Old recycling bins are being collected at the Jacaranda Library until January 31. Goodwill and Salvation Army will accept the rolling carts that took out the recycling bins. It was mentioned that the pool needs a recycling bins.
- Sam thanked Lindsey with Sunstate Management -

**UNFINISHED BUSINESS**

- Bocce Ball – will be tabled until a company can get
- **MOTION** made by Lyle Kienitz and seconded by Howard Grubb to send the owner at 404 Pendleton to a panel. Motion passed unanimously.

**HOMEOWNER INPUT:**

- An owner asked for an update on 813 and also the light at 404.

**MOTION** to adjourn was made by Howard Grubb and seconded by Paul King. All in favor. Meeting was adjourned at 3:28 pm.

**The Next Board Meeting:** February 20, 2020 – ANNUAL MEETING.

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