



# The Villas of Chestnut Creek

Board of Directors Meeting  
Thursday, March 19, 2020 at 2:30pm.  
Via Conference Call

**CALL TO ORDER AND PROOF OF NOTICE:** President Howard Grubb called the meeting to order at 2:30 pm. Notice was posted per Florida Statute 720.

**QUORUM:** Present via conference call - Howard Grubb/President, Eric Dobis/Vice President, Bill Charland/Treasurer, Lyle Kienitz/Secretary, Norman Lewis/Director, Paul King/Director and Sam DeAngelo/Director were present via conference call. Lindsey Rhoades was present from Sunstate Management group.

**MINUTES: MOTION** made by Bill Charland and seconded by Lyle Kientiz to accept the January 23, 2020 minutes as presented. Motion passed unanimously.

**PRESIDENTS REPORT-** Howard Grubb gave the report. He thanked the community for giving him the opportunity to serve them.

## ARB

- 468 Pendleton Ct. – vent cap - did not need approval.
- 544 Pendleton Dr. – Install pavers in front entrance way and between homes. **MOTION** made by Lyle Kienitz and seconded by Sam DeAngelo to approve the application. Motion passed unanimously.
- 876 Bayport Cir – **MOTION** made by Eric Dobis and seconded by Sam DeAngelo to approve the application. Motion passed unanimously.

## SALES

- 420 Pendleton Dr. – **MOTION** made by Lyle Kienitz and seconded by Sam DeAngelo to approve the application. Motion passed unanimously.
- 488 Pendleton Pl. – **MOTION** made by Sam DeAngelo and seconded by Paul King to approve the application. Motion passed unanimously.
- 496 Pendleton Pl. – **MOTION** made by Bill Charland and seconded by Sam DeAngelo to approve the application. Motion passed unanimously.
- 864 Bayport Cir. – The owner submitted two applications – the second one listed had only two owners of the home. **MOTION** made by Norman Lewis and seconded by Bill Charland to approve this application. Motion passed unanimously.

**TREASURERS REPORT:** As attached to these corporate records, Bill Charland gave the report. **MOTION** made Sam DeAngelo and seconded by Paul King to approve the financials into the corporate records.

## COMMITTEE REPORTS:

**Landscape Committee** – Lynn gave the report. Mulch was discussed and will be tabled until the next meeting.

**Irrigation** – Lake 17 is still a go the end of the month. IDA will be out to mark. They have moved the irrigation out of the way of the bocce court. A possible maintenance contract was discussed. Flower boxes on Bayport - \$50/unit from David Niklaus, \$165/unit by IDA.

**Pool Committee** – Norm gave the report. As of now, the Association is deciding not to close the pool due to the Coronavirus.

**Reserve and Fiduciary Review** – No report.

**Social Committee** – Eileen is waiting until the end of the month to see if Boca Royal breakfast is still on.

**Welcome Committee** – Eric reported that they are looking for owners to join the welcome committee. Myra has submitted her resignation as chair.

**NEW BUSINESS: None.**

**UNFINISHED BUSINESS:**

- Irrigation Repairs for flower boxes at Bayport – Discussion was had. **MOTION** made by Bill Charland and seconded by Paul King to award David Niklaus the contract to cut off the water to the flower boxes. Discussion was had. Bill Charland withdrew his motion. **MOTION** made by Bill Charland and seconded by Norm Lewis for the Board to approve an amount not to exceed \$9000 for IDA to remove the irrigation pipe from the remaining planters on Bayport Circle. Motion passed unanimously. If the homeowner wishes not to have their irrigation removed, an affidavit will need to be signed to relieve the Association of any responsibility.

**HOMEOWNER INPUT:**

- Joe Palagonia commented – it was determined that the “super majority” refers to deciding on paint colors only – not for anything else. **MOTION** made by Sam DeAngelo and seconded by Norman Lewis to have Sunstate contact Jeremy Anderson to put in writing to the Board and appear at the next meeting to further discuss regarding super majority of 10.4 and the legality of the votes that were taken after the suspension. Motion passed unanimously.

**MOTION** to adjourn was made by Norman Lewis and seconded by Bill Charland. All in favor. Meeting was adjourned at 5:16 pm.

**The Next Board Meeting:** April 16, 2020.

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