



# The Villas of Chestnut Creek

Board of Directors Meeting  
Thursday, April 16, 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 Kientiz/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 March 19, 2020 minutes as presented. Motion passed unanimously.

**PRESIDENTS REPORT-** Howard Grubb gave the report. He spoke of Coronavirus and how the precautions the Association was taking.

## **ARB**

- None at this time.

## **SALES**

- None at this time.

**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. Motion made by Sam DeAngelo and seconded by Paul King to accept the bid from Artistree. Motion passed unanimously.

**Irrigation** – Lake 17 has not begun yet due to Will Howell being behind scheduled on another project. He should begin by the end of the month. The water is low in the lake and is causing some backup of debris in the irrigation heads. Water is being added to the pool.

**Pool Committee** – Norm gave the report. A pump needs replacing – it was previously replaced in 2017. Part of the pump has rusted out. **MOTION** made by Norman Lewis and seconded by Sam DeAngelo to accept the proposal presented. Motion passed unanimously.

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

**Social Committee** – The event on the 28<sup>th</sup> is cancelled – nothing is being planned until the coronavirus is over.

**Welcome Committee** – Eric reported that no new visits have been made. Cindy Charland noted that they are looking for others to join their committee.

**NEW BUSINESS: None.**

## **UNFINISHED BUSINESS:**

- Irrigation Maintenance Contract – Sam DeAngelo gave the report. He has a bid from Artistree for the maintenance contract. **MOTION** made by Sam and seconded by Norm to accept the proposal from Artistree at a price of

\$1800/month. IDA, Systematic Services, or another contractor will still be used if there is a problem with the irrigation pump. Motion passed unanimously.

- Flower boxes on Bayport – Artistree will do it for \$50-\$65 per box. **MOTION** made by Norm and seconded by Bill Charland to rescind his previous motion to have IDA do the flower box work. Sam to let IDA know that their prior proposal for the flower boxes has been rescinded. **MOTION** made by Sam DeAngelo and seconded by Paul King to accept the Artistree proposal to disconnect the irrigation in the flower boxes on Bayport at a price of \$50-\$65 per box. Motion passed unanimously.

**HOMEOWNER INPUT:** Mary Scannell does not want the bushes trimmed behind her home. Peggy Kirk – spoke of the pool being closed and her disagreement.

**MOTION** made by Sam DeAngelo and seconded by Norman Lewis to accept the minutes of the Organizational Meeting Minutes. Discussion was had, Sam withdraws his motion. **MOTION** made by Eric Dobis and seconded by Bill Charland to accept the minutes from Feb. 20, 2020 as amended, changing the word “appoint” to “nominate”, and noting that Norm did not vote. Motion passed unanimously.

**MOTION** to adjourn was made by Bill Charland and seconded by Sam DeAngelo. All in favor. Meeting was adjourned at 4:52 pm.

**The Next Board Meeting:** May 21, 2020 at 2:30 pm.

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