



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, May 21, 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 Eric Dobis and seconded by Sam DeAngelo to accept the April 16, 2020 minutes as amended. Motion passed unanimously. **MOTION** made by Sam DeAngelo and seconded by Lyle Kienitz to accept the May 5, 2020 meeting minutes as presented. Motion passed unanimously.

PRESIDENTS REPORT- Howard Grubb gave the report. He reported that he hopes that the Association can begin meeting face to face in the near future, and that Jeremy put out some information that He would like a special meeting called on June 1 to discuss the paint palletes.

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:

Irrigation – Artistree has done their first inspection over the past few days. Sam is awaiting a proposal and once the Board approves, they will authorize a repair. Flowerbox disconnect will begin on June 3 for the homes on Bayport. Should take between 3 and 5 days depending on rain.

Pool Committee – Norm gave the report. Everything is good regarding temperature. The “mermaids” would like to purchase some equipment to be utilized with the aerobics. After it is over, they equipment would be able to be used by other residents. Some weight belts, some noodles, and an equipment tote. Open tote so no drainage issues, and is on wheels. Total price - \$334.22. **MOTION** made by Norman Lewis and seconded by Sam DeAngelo to allow \$350 for equipment for the pool. Motion passed unanimously.

Reserve and Fiduciary Review – Jeri Haas – 68 people have turned in insurance forms. 412 Pendleton Dr.

Social Committee – Nothing is going on with the Social Committee currently. Nothing will happen until October as of now.

Welcome Committee – Cindy Charland reported. The committee met on May 4th at the gazebo. Eight people on the team. The Villas has been divided into eight sections so each person has taken a section. Hoping to have a welcome back get together in the fall. Suzanne Staab is making the welcome baskets for new members.

- **Landscape Committee** – Lynn gave the report. There are no new projects at this time. The Landscaping company is giving the Association up to 10 free hours of work and would like to have lunch under the gazebo and use the

restrooms. **MOTION** made by Norm and seconded by Sam DeAngelo to increase the allocated funds \$500 more to the landscaping contract that was voted on last month. Motion passed unanimously.

NEW BUSINESS:

- **Comcast Cable Information** – Jeri reported. She sent an email to the Board with the findings. Comcast expires in June of 2021. The put in RFPs to Comcast Xfinity, Verizon FIOS, and DishTV. They looked into Netflix, Hulu, YouTube TV, Sling, Prime Video, and others. They also spoke with surrounding HOAs to find out what they are doing with their provider. The findings of the committee was discussed. Extensive discussion was had. This issue is tabled until next month.
- **MOTION** made by Paul King and seconded by Eric Dobis to have the light replaced/fixed and bill the homeowner back. Motion carries, Norman Lewis and Lyle Kienitz voted no.
- **MOTION** made by Paul King and seconded by Sam DeAngelo to fine the home at 813 Bayport for painting of the home and cleaning of the roof. Motion passed unanimously.

TREASURERS REPORT: As attached to these corporate records, Bill Charland gave the report. **MOTION** made by Sam DeAngelo and seconded by Lyle Kienitz to accept the Treasurers Report as presented. Motion passed unanimously.

UNFINISHED BUSINESS:

- **MOTION** made by Sam DeAngelo and seconded by Eric Dobis to open the amenities that are closed - bocce, tennis/pickleball court, and shuffleboard. Motion passed unanimously.
- **MOTION** made by Sam DeAngelo and seconded by Lyle Kienitz to continue the opening of the pool to include the replacement of the furnishings – chairs and loungers; and open the pool to relatives and guests of the homeowners while keeping the social distancing and keeping the limit at 10. Motion passed unanimously.

HOMEOWNER INPUT:

- Alice Kienitz – A Masters Meeting was held yesterday. A petition will be posted at the pool for handicapped access to the sidewalk on the lake. If the Sheriff Dept. comes through and the pool is unlocked, they need to be able to call somebody. Sam’s number is going to go on the Masters List to be called, if it is ever unlocked.
- Lyle Kienitz – 890 Bayport was discussed.
- Eileen asked about picnic tables and a gathering for memorial day – the Board responded no because they are limiting it to 10 people. The pool furniture will be put back tomorrow at 5:30 pm.

MOTION to adjourn was made by Sam DeAngelo and seconded by Lyle Kienitz. All in favor. Meeting was adjourned at 4:39 pm.

The Next Board Meeting: June 18, 2020 at 2:30 pm.

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