



# The Villas of Chestnut Creek

Board of Directors Meeting  
Thursday, June 18, 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 via conference call from Sunstate Management group.

**MINUTES:** **MOTION** made by Sam DeAngelo and seconded by Bill Charland to accept the May 21, 2020 minutes as amended. Motion passed unanimously. **MOTION** made by Bill Charland and seconded by Sam DeAngelo to accept the June 3, 2020 meeting minutes as presented. Motion passed unanimously.

**PRESIDENTS REPORT-** Howard reported that he is looking forward to the day that the Board can meet in person again.

## ARB

- 440 Pendleton Dr – add area to east of concrete foundation by utilizing removable 16 in. steppingstones. **MOTION** made by Bill Charland and seconded by Sam DeAngelo to remove this item from the table from the last meeting. Motion passed unanimously. **MOTION** made by Sam DeAngelo and seconded by Paul King to approve this application. Discussion was had. Motion passed unanimously.

## SALES

- None at this time.

**TREASURERS REPORT:** As attached to these corporate records, Bill Charland reported on the A/R. The address on the signature cards needs to be changed to Sarasota. Sunstate to handle that.

## COMMITTEE REPORTS:

**Exterior paint Committee** – As attached to these corporate records, Linda Dobis gave the report. **MOTION** made by Eric Dobis and seconded by Lyle Kienitz to approve this document presented as the exterior paint committee. Discussion was had. Eric Dobis withdrew his motion. **MOTION** made by Sam DeAngelo and seconded by Paul King to adopt the 5 colors presented, the trim colors, and the current color of the villas. Discussion was had. Sam **AMENDED** his motion, and Paul seconded, stating that the document provided by the committee will be used, striking out the two sentences that mention shading. Vote for amendment unanimously carried. Vote on approval of the document passed unanimously.

**Landscaping** – Lynn reported – the grass is growing, flowers are blooming, and no other report.

**Irrigation** – Sam DeAngelo reported that the flower box disconnect has been completed for those who wanted it. Waivers are being signed by the four homeowners that did not want it disconnected. Lake 17 restoration should begin next week.

**Pool** – The equipment came in that the ladies ordered – it was reported that the pool was losing water – the motors needed to be replaced.

**Fiduciary Review Committee** – Bill reported on the large CD that will rollover on the 20th. The interest rate will be available on the 20<sup>th</sup>. The Association has thirty days to decide on movement.

**Comcast Cable** – Jeri was not on the call, but some discussion was had. An updated proposal had been sent with two boxes included. Joe Palagonia noted that the contract does have a time frame.

**Social Committee** – No report.

**Welcome Committee** – Cindy Charland reported. They are working on new packets.

**NEW BUSINESS:**

- **Master Assocacion** – No report at this time.
- **Comcast Contract** – Joe Palagonia recommends that the Board wait for Jeri to finalize things with the Comcast representative, and then vote next month.

**Unfinished Business – None.**

**HOMEOWNER INPUT:**

- Jane asked about a check for the pool equipment. Lindsey to check with Betsy.
- Anita Jusice spoke of paint colors.
- Sam recommended that the next meeting – weather permitting, be at the gazebo.

**MOTION** to adjourn was made by Sam DeAngelo and seconded by Bill Charland. All in favor. Meeting was adjourned at 4:03 pm.

**The Next Board Meeting:** July 16, 2020 at 2:30 pm.

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