



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, July 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, 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. Eric Dobis was absent.

MINUTES: MOTION made by Sam DeAngelo and seconded by Lyle Kienitz to accept the June 18, 2020 meeting minutes as amended. Motion passed unanimously.

PRESIDENTS REPORT-

- A. Shutters and Siding Replacement – (gable ends) – **MOTION** made by Sam and seconded by Lyle to accept the Hardie board as the substitute with the wood grain finish for the siding that is currently on the home since you can no longer get that siding. Motion passed unanimously.
- B. ARBs –
 - **850 and 852 BPC** – Stain the driveway and walkway up to the house. **MOTION** made by Sam DeAngelo and seconded by Bill Charland to approve this application. Motion passed unanimously.
 - **400 and 402 Pendleton Dr, 478 and 480 Pendleton Pl, 500 and 502 Pendleton Pl, and 518 and 520 Pendleton Pl** – all for paint. **MOTION** made by Sam DeAngelo and seconded by Bill Charland to approve these applications with the stipulation that shutters will be installed. Motion passed unanimously.
 - **410 Pendleton Dr. – Paint back of house and party wall the existing color** – **MOTION** made by Bill Charland and seconded by Sam DeAngelo to approve this application. Motion passed unanimously.
 - **877 Bayport** – wishes to add 7ft in width to rear patio with screen in. **MOTION** made by Sam DeAngelo and seconded by Paul King to approve this application. Motion passed unanimously.
- C. **SALES**
None at this time.

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

COMMITTEE REPORTS:

Landscaping – Lynn reported – Artistree will NOT be applying round-up.

Irrigation – Sam DeAngelo gave the report. Lake 17 is complete other than planting some aquatic plants.

Pool – Norman Lewis gave the report.

Fiduciary Review Committee – 78 homeowners in compliance and 40 not in compliance with the insurance. Jeri/Lindsey to keep working on this.

Social Committee – No report.

Welcome Committee – Cindy Charland was not present. Bill reported that she is making welcome packets.

NEW BUSINESS:

- **Round-up Prohibited** – Howard was misinformed – round-up is not being used in the community.
- **Comcast Contract – MOTION** made by Sam DeAngelo and seconded by Paul King to accept Option 2 on the contract. Motion passed unanimously.
- **Roofs** – Paul King spoke of dirty roofs in the neighborhood.
- **Amendments – MOTION** made by Sam DeAngelo and seconded by Lyle Kienitz to accept the proposed amendments intended to replace the existing article 8 in its entirety, and to send this to the community for a vote. Law Office of Jeremy Anderson to pay for this. Motion passed unanimously.

Unfinished Business – None.

HOMEOWNER INPUT:

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MOTION to adjourn was made by Sam DeAngelo and seconded by Bill Charland. All in favor. Meeting was adjourned at 4:30 pm.

The Next Board Meeting: August 20, 2020 at 2:30 pm.

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