



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, August 20, 2020 at 2:30pm.
Via Conference Call

CALL TO ORDER AND PROOF OF NOTICE: President Howard Grubb called the meeting to order at 2:31 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 and Michelle Thibeault were 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 July 16, 2020 meeting minutes as amended. Motion passed unanimously.

PRESIDENTS REPORT-

- A. Howard reported on the mailer from the attorney. Lindsey is hoping to have that go out by next Monday so that the membership can vote on the amendment. Discussion was had regarding what type of vote is needed for a material alteration. Discussion is tabled until the next meeting, pending attorney opinion.
- B. ARBs –
- **514 Pendleton** – add concrete curbing around landscape. **MOTION** made by Paul King and seconded by Sam DeAngelo to approve this application. Motion passed unanimously.
 - **400 and 402 Pendleton** – **Motion** made by Bill Charland and seconded by Paul King to approve painting and shutters. Motion passed unanimously. Howard will note that the wooden beams are NOT to be removed.
 - **863 Bayport** – add a screen on the existing concrete pad using white aluminum framing. – **MOTION** made by Lyle Kienitz and seconded by Norman Lewis to approve this application. Motion passed unanimously.
 - **866 Bayport** – remove and replace 8 windows in living area. **MOTION** made by Sam DeAngelo and seconded by Lyle Kienitz to approve this application. Motion passed unanimously.
 - **518 Pendleton** – replacement of the front door. **MOTION** made by Sam DeAngelo and seconded by Paul King to approve this application. Motion passed unanimously.
- C. SALES
- 420 Pendleton** – Edwards. **MOTION** made by Sam DeAngelo and seconded by Lyle Kienitz to approve this application. Motion passed unanimously.
- 516 Pendleton** – **MOTION** made by Bill Charland and seconded by Paul King to approve the application for 516 Pendleton Pl. Motion passed unanimously.
- **MOTION** made by Bill Charland and seconded by Sam DeAngelo to enforce the background check clause of the documents. Motion passed unanimously.

TREASURERS REPORT: As attached to these corporate records, Bill Charland reported on the July financials. Michelle spoke of the notice of intent to go to the attorney. **MOTION** made by Paul King and seconded by Sam DeAngelo **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 – Nursery work is done, someone took 2.5 bags of mulch. Artistree is trying to complete the project.

Irrigation – Sam DeAngelo gave the report. Lake 17 is complete, the low-water make-up switch has been installed. IDA came back and installed that.

Pool – Norman Lewis gave the report. Pool water temp is back where it should be. Everything else is running smoothly.

Fiduciary Review Committee – 88 homeowners in compliance and 30 not in compliance with the insurance. Jeri/Lindsey to keep working on this. 3 homes have never sent insurance in ever. Lindsey to send “harsher” letters to those three owners.

Social Committee – No report.

Welcome Committee – Cindy Charland was not present. Bill reported that the committee is scheduling a meeting in the future.

NEW BUSINESS:

- **Pool** – Noman reported on the geo-thermal purchased so that owners could swim at 85 a year. The association has the ability to buy the unit again, but he is not recommending that the Association do so. The Association has paid over \$1000 a year in service calls. He spoke of other the other options available to the Association. He would recommend the well system with two wells and upgrading the pool heaters. Would be a closed loop system. This will be discussed at the next meeting.
- **Light Post** - The Johnsons on Bayport are having an issue finding the exact lamp post to match. Paul, Bill, and Howard to discuss light posts.

UNFINISHED BUSINESS:

HOMEOWNER INPUT:

- Herb mentioned workers using the restroom inside the pool area. Lynn to speak to Artistree to address this issue.
- Dirty Roofs were discussed. Lindsey and Michelle to meet two board members on property in two weeks.
- Norman discussed the meeting with some board members and Sunstate. Michelle commented that she called the meeting based off of comments made at last months meeting.
- Jane reported on bats, and the irrigation system going off daily at the two homes near the pool. She also spoke of filing charges against the real estate agents that didn't get their applications in on time.
- Bill spoke of access to bocci ball equipment and publishing the code for the equipment. He recommended closing the courts until the fall due to it not being good to play on in the rainy season because of the clay.

MOTION to adjourn was made by Bill Charland and seconded by Sam DeAngelo. All in favor. Meeting was adjourned at 5:24 pm.

The Next Board Meeting: September 17, 2020 at 2:30 pm.

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