



# The Villas of Chestnut Creek

Board of Directors Meeting  
Thursday, September 17, 2020 at 3:30pm.  
Via Conference Call

**CALL TO ORDER AND PROOF OF NOTICE:** President Howard Grubb called the meeting to order at 3:31 pm. Notice was posted per Florida Statute 720.

**QUORUM:** Present in person - Howard Grubb/President, Norman Lewis/Director, Paul King/Director and Sam DeAngelo/Director were present. Lindsey Rhoades and Brian Rivenbark were present from Sunstate Management group. Eric Dobis/Vice President, and Lyle Kienitz/Secretary were present via conference call as well as Michelle Thibeault from Sunstate Management Group. Bill Charland/Treasurer was absent.

**MINUTES:** **MOTION** made by Paul King and seconded by Norman Lewis to accept the August 20, 2020 meeting minutes as amended, striking the pool part under new business. Motion passed unanimously.

## **PRESIDENTS REPORT-**

- A. Howard was glad to see so many peoples faces again, as this is the first meeting with an in-person option.
- B. **ARBs**
  - **452 Pendleton** – expand entryway pavers from wall to wall. **MOTION** made by Norm Lewis and seconded by Paul King to approve this application for 452 Pendleton. Motion passed unanimously.
- C. **SALES**
  - **474 Pendleton Pl.** – The Board discussed the application at 474 Pendleton. **MOTION** made by Paul King and seconded by Norman Lewis to ratify and approve the application for 474 Pendleton.
  - **MOTION** made by Paul King and seconded by Norm Lewis to accept the proposal of the management company to handle the paperwork before it goes to the board for approval. Motion passed unanimously.

**TREASURERS REPORT:** As attached to these corporate records, Howard Grubb reported on the August financials in Bill Charland’s absence. **MOTION** made by Paul King and seconded by Norman Lewis to accept the Treasurers Report as presented. Motion passed unanimously.

## **COMMITTEE REPORTS:**

**Landscaping** – Paul King reported – The grass was cut yesterday, he asked Lynn to buy 10 bags of mulch and have the landscape company put it down. **MOTION** made by Paul King and seconded by Sam DeAngelo to appropriate the money to buy 10 bags of mulch to complete the job, after someone had stolen mulch bags off the common property. Artistree will disperse the mulch. Motion passed unanimously. There have been no complaints/problems this year with the company for leaves and blowing them into people’s yards etc. like last year.

**Irrigation** – Sam DeAngelo had nothing to report at this time.

**Pool** – Norman Lewis gave an extensive report. Eric would like to dive into this further to see what could be done to rectify the current situation. **MOTION** made by Norman Lewis and seconded by Paul King that the Board approve spending \$26,000 to convert the existing pool heaters from lake water to well water source. Would use the pool heater reserve fund and then the capital reserve. Pool will not be closed down. Permits were not included in the bid – Board requested Norman to find from the company how much the permits would cost. Motion is tabled until the October meeting.

**Fiduciary Review Committee** – 89 have submitted insurance. And 29 have not sent insurance information.

Those that have not sent in insurance – **MOTION** made by Paul King and seconded by Sam DeAngelo to start the process of notifying everyone not up to date on their insurance policies to fine the 25 homes \$100/day up to \$2000 in the aggregate. Motion passed unanimously.

**Social Committee** – Jane reported. There was a pizza party for women’s whine night. Next women’s whine night is Oct. 1, 2020. \$3/person for the pizza.

**Welcome Committee** – Cindy Charland was not present.

**NEW BUSINESS:**

- **466 Pendleton Ct.** – The owner called Sam last night – he hired someone this morning...would like to remove 466 Pendleton Ct. from the fining list. Sam verified this. The Board agreed.
- **414 Pendleton Ct.** – This is tabled – the information was going to the wrong address.
- **871 Bayport Circle – Self help-** Motion made by Paul King and seconded by Norm Lewis.

**UNFINISHED BUSINESS:**

- **Bats** – Howard would like the owners to note that homeowners are responsible for the bats.
- **Amendments of the documents** – Lindsey spoke with Jeremy and will be getting the mailer out for a vote by the November meeting. Paul is asking that the documents be written with strikethroughs and underlines. Lindsey to speak to Jeremy regarding this writing.
- **Shingles for the community** – Jane spoke to this – Silver Burch color. **MOTION** made by Paul King and seconded by Norman Lewis to add Certainteed LandMark Silver Burch as an additional roof shingle option. This is to be added into the amendment mailer. Motion passed unanimously.
- **Website needs to be updated.**
- **813 Bayport – MOTION** made by Paul King and seconded by Norm Lewis to authorize \$2300 for the three areas to be approved on at 813 Bayport. Motion passed unanimously.

**Owner Comments**

- Lynn noted that he is leaving.
- **MOTION** made by Paul King and Norm Lewis to appoint Art Bacon and Richard Huhr to the ARB Committee. Motion passed unanimously.
- **MOTION** made by Paul King and seconded by Norm Lewis to appoint Linda Updegraff to the Landscape committee. Motion passed unanimously.
- **MOTION** made by Paul King and seconded by Norm Lewis to appoint Jeri Haas to the Hearing Panel. Motion passed unanimously.

**MOTION** to adjourn was made by Paul King and seconded by Norm Lewis. All in favor. Meeting was adjourned at 5:05 pm.

**The Next Board Meeting:** October 15, 2020 at 2:30 pm.

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