



# The Villas of Chestnut Creek

Board of Directors Meeting  
Thursday, October 15, 2020 at 3:30pm.  
Via Conference Call

**CALL TO ORDER AND PROOF OF NOTICE:** President Howard Grubb called the meeting to order at 3:30 pm. Notice was posted per Florida Statute 720.

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

**APPROVAL OF MINUTES: MOTION** made by Paul King and seconded by Lyle Kienitz to approve the September 17, 2020 meeting minutes as amended. Motion passed unanimously. **MOTION** made by Sam DeAngelo and seconded by Paul King to accept the September 24<sup>th</sup>, 2020 minutes are presented. Motion passed unanimously.

## PRESIDENTS REPORT:

### a. ARB Requests:

- a. **412 and 414 Pendleton Dr. – Exterior trim color/gutters/soffits/fascia will be painted grey cloud. They will not be painting the vinyl siding.** **MOTION** made by Sam DeAngelo and seconded by Paul King to approve this application. Motion passed unanimously.
- b. **536 Pendleton Dr. – Install pavers front walkway and rear patio.** **MOTION** made by Paul King and seconded by Sam DeAngelo to approve this application. Motion passed unanimously.
- c. **510 and 512 Pendleton Place – Painting the buildings.** **MOTION** made by Sam DeAngelo and seconded by Paul King to accept these applications.
- d. **426 Pendleton Dr. – Replace wood on the end.** **MOTION** made by Paul King and seconded by Sam DeAngelo to approve this application. Motion passed unanimously.

### b. Sales Applications:

- a. **824 Bayport Circle – MOTION** made by Lyle Kienitz and seconded by Bill Charland to ratify and approve this application. Motion carries, Eric did not vote due to not having the application.

**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.

## COMMITTEE REPORTS:

- a. **Landscaping** – Lyle Kienitz gave a report. Bi-weekly mowing has started. Paul King spoke of the mulching – the landscaper did not bring in enough mulch – the Association is not getting what it paid for. Recommended that we contract Artistree to bring in the mulch. Bill recommended that the committee meet with the vendor, and work out the communication issue.
- b. **Irrigation** – Sam DeAngelo reported. All irrigation complaints need to be emailed to Sam at [samsource@aol.com](mailto:samsource@aol.com). Everything seems to be okay currently.
- c. **Hearing Panel** – Jeri Haas reported in Jane's absence. Ten people went to the Hearing Panel. Jeri reported on all of the homes that were presented. Their next meeting is November 12.

- d. **Pool** – Norman Lewis asked Brian to speak to this. Symbiont runs a monopoly currently on the geothermal system. Norm spoke to the Director of Operations at Symbiont regarding the geothermal system. Norman recommends to do this project with Symbiont.
  - a. **Pool heating system** – Will be discussed later.
- e. **Reserve and Fiduciary Review** – 100 homes have provided their insurance.
- f. **Social** – Eileen reported – Girls are resuming their “whine” night. Marco’s full moon pizza event on Nov. 1. \$3.00/person, starts at 4:30 pm.
- g. **Welcome** – Bill Charland spoke for Cindy Charland. She has received the list, she is going to pull the committee together

#### **NEW BUSINESS**

- a. **New homes for fining** – Sam spoke of the home at 813 Bayport – the Association is not sure who the trustee is. He is asking to committee to lien on the home immediately.

#### **UNFINISHED BUSINESS**

- a. **Roofs** – Paul spoke of the roofs and the letters that were sent. Extensive discussion was had. **MOTION** made by Norman and seconded by Bill Charland to rescind all the letters that went out for dirty roofs for 90 days until the Association can set up a committee and arrive at direction for the management company. Discussion was had. Motion passed unanimously. Norm is going to form a committee and will have a plan of action in 90 days. Art Bacon is going to chair the committee.
- b. **871 Bayport** – Trimming should be done there any day.
- c. **Pool Geothermal System** – **MOTION** made by Paul King and seconded by Sam DeAngelo to take this issue off the table for a vote. Discussion was had. Eric would like to wait until he returns to discuss this issue farther and do some research. Eric said that if this issue is tabled again, he will work his figures, and be able to provide the Board with numbers within 30 days. **MOTION** made by Sam DeAngelo and seconded by Lyle Kienitz to table this issue until the November meeting where a decision will be made. Motion passed unanimously.

#### **OWNER COMMENTS:**

- Art mentioned that the pool issue is very important and needs to be resolved as soon as possible because owners will be coming back and that is the Associations largest amenity.

**MOTION** to adjourn was made by Lyle Kienitz and seconded by Paul King. Motion passed unanimously. Meeting was adjourned at 5:20 pm.

**The Next Board Meeting:** November 19, 2020 at 2:30 pm.

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