



# The Villas of Chestnut Creek

Board of Directors Meeting  
Thursday, November 19, 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 - Howard Grubb/President, Eric Dobis/Vice President, Norman Lewis/Director, Paul King/Director and Sam DeAngelo/Director, Bill Charland/Treasurer and Lyle Kienitz/Secretary were present. Lindsey Rhoades and Michelle Thibeault were present via conference call from Sunstate Management group.

**APPROVAL OF MINUTES: MOTION** made by Paul King and seconded by Lyle Kienitz to approve the October 15, 2020 meeting minutes as presented. Motion passed unanimously.

## **PRESIDENTS REPORT:**

- a. **ARB Requests:**
- b. **Sales Applications: None.**

**TREASURERS REPORT:** As attached to these corporate records, Bill Charland gave the report. **MOTION** made by Lyle Kienitz and seconded by Paul King to accept the treasurers report as presented. Motion passed unanimously.

## **COMMITTEE REPORTS:**

- a. **Landscaping** – \$175 is the lowest bid for common area on Bayport. **MOTION** made by Sam and seconded by Lyle to remove a clump of 4 trees at \$175 that is invading a residents yard. Mulch is to be laid down in the common areas around the pool area. **MOTION** made by Sam and seconded by Norman Lewis to allow the volunteers to do certain projects which would have to be voted on before they can be completed. Round-up/herbicide was discussed, as well as pressure washing of the sidewalks.
- b. **Irrigation** – Sam DeAngelo reported. The way the work orders is going seems to be working. Email Sam DeAngelo with any work orders/concerns. [samsource@aol.com](mailto:samsource@aol.com)
- c. **Pool** – Eric Dobis – He thanked Norm for his work on the pool committee. **MOTION** made by Eric Dobis and seconded by Sam DeAngelo to appoint Linda Fogarty as chair of the pool committee.
- d. **Reserve and Fiduciary Review** – Jane Rodgers reported. 74 owners are in compliance, 43 expired or missing. 8 are over 90 days expired.
- e. **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.
- f. **Welcome** – Bill Charland spoke for Cindy Charland. Things have been suspended currently.

## **UNFINISHED BUSINESS**

- a. **Pool Heater** – There are alternative to be discussed – it is not an emergency to resolve this now. Sam DeAngelo is withdrawing his motion that the board must vote on this at this meeting. Discussion was had.
- b. **Flag Donation** – a flag was donated by Marian Wagner and will fly on the Association flagpole.

## **OWNER COMMENTS:**

- An owner asked about debris falling.

**MOTION** to adjourn was made by Lyle Kienitz and seconded by Paul King. Motion passed unanimously. Meeting was adjourned at 4:05 pm.

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

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