



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, December 17, 2020 at 3:00pm.
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, 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 Lyle Kienitz and seconded by Sam DeAngelo to approve the November 19, 2020 meeting minutes as presented. Motion passed unanimously.

PRESIDENTS REPORT:

Bill Charland resigned from the board on Nov. 29. **MOTION** made by Sam DeAngelo and seconded by Paul King to appoint Jim Larr to the Board of Directors to fill Bill Charlands seat, and fill the position of Treasurer for the remainder of this Board's year. Motion passed unanimously.

a. ARB Requests:

- a. **444 and 446 Pendleton Dr.** – Painting. **MOTION** made by Paul King and seconded by Eric Dobi
- b. **540 and 544 Pendleton Dr.** – Painting. **MOTION** made by Paul King and seconded by Eric Dobis to approve this application.
- c. **430 Pendleton Dr.** – Curbing. **MOTION** made by Eric Dobis and seconded by Sam DeAngelo to approve this application.
- d. **492 Curbing Sam, Eric**
- e. **436 Pendleton Dr.** – **MOTION** made by Eric Dobis and seconded by Sam DeAngelo to approve this application.

b. Sales Applications: None.

TREASURERS REPORT: As attached to these corporate records, Jim Larr 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** – Linda gave the report. She received two bids for pressure washing of the Miami Curbing. Atlantis proposed \$2,300. Another bid was received for \$3,200. **MOTION** made by Sam DeAngelo and seconded by Lyle Kienitz to accept the bid from Atlantis for \$3,200. Motion passed unanimously. The committee would like to get \$250 to buy bushes to plant at the pump house. **MOTION** made by Paul King and seconded by Sam DeAngelo to allow the committee to spend up to \$250. Motion passed unanimously.
- 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
- c. **Pool** – Eric Dobis – Linda set up a meeting with Royal Pools. They are doing a really good job. **MOTION** made by Eric and seconded by Lyle Kienitz to raise the amount paid to Royal Pools by 5% (\$16) a month.

- d. **Reserve and Fiduciary Review** – Jeri Haas reported. Only 10 owners have not provided insurance. **MOTION** made by Sam DeAngelo and seconded by Lyle Kienitz to levy a fine of \$100/day up to \$2000 in the aggregate for 414 Pendleton Dr, 462 Pendleton Pl, 813 Bayport Cir, 836 Bayport Cir, 871 Bayport Cir, and 887 Bayport Cir.
- e. **Welcome** – No report.
- f. **Roof Committee** – Norman Lewis gave the report. Extensive discussion was had. **MOTION** made by Paul King and seconded by Norman Lewis to accept the committees report having the ARB be a buffer and adding this to the rules and regulations.

New Business

- a. **The proposed budget was discussed. MOTION made by Paul King and seconded by Howard Grubb to accept the budget as presented. Motion passed unanimously.**

MOTION to adjourn was made by Sam DeAngelo and seconded by Norman Lewis. Motion passed unanimously. Meeting was adjourned at 4:48 pm.

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

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