



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, January 21, 2021 at 3:00pm.
Via Conference Call

CALL TO ORDER AND PROOF OF NOTICE: President Howard Grubb called the meeting to order at 3:00 pm. Notice was posted per Florida Statute 720.

QUORUM: Present - Howard Grubb/President, Eric Dobis/Vice President, Jim Larr/Treasurer, Norman Lewis/Director, Paul King/Director, Sam DeAngelo/Director, and Lyle Kienitz/Secretary were present. Lindsey Rhoades and Brian Rivenbark 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 December 17, 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. **848 BPC – Extension of concrete slab off back of home – MOTION** made by Jim Larr and seconded by Norman Lewis to approve this application. Motion passed unanimously.
- b. **442 Pendleton Dr. – Enclose patio with a screen. MOTION** made by Sam DeAngelo and seconded by Norm Lewis to approve this application. Motion passed unanimously.
- c. **838 Bayport Cir – Staining of Driveway - MOTION** made by Sam DeAngelo and seconded by Norm Lewis to approve this application. Motion passed unanimously.
- d. **848 Bayport Cir – Remove and replace gutters – MOTION** made by Norm Lewis and seconded by Sam DeAngelo to approve this application. Motion passed unanimously.
- e. **854 and 856 – Paint – MOTION** made by Lyle Kienitz and seconded by Norm Lewis to approve this application. Motion passed unanimously.
- f. **845 and 849 Bayport – Exterior Paint – MOTION** made by Norm Lewis and seconded by Lyle Kienitz to approve this application. Motion passed unanimously.

b. Sales Applications:

- a. **887 Bayport Cir – MOTION** made by Lyle Kienitz and seconded by Sam DeAngelo to approve this application. Motion passed unanimously.

TREASURERS REPORT: As attached to these corporate records, Jim Larr gave the report. **MOTION** made by Sam DeAngelo and seconded by Paul King to accept the treasurers report as presented. Motion passed unanimously.

COMMITTEE REPORTS:

- a. **Landscaping** – Linda Lewis gave the report. Linda Updegraff resigned from the committee. She received a bid in the amount of \$175 to remove a pine tree that needs to be removed. The Board is going to check to make sure this is on Association property, and will revisit this at next months meeting. She also got a bid from Atlantis Pressure

Washing to do the roofs of the poolhouse bath and the two gazebos for \$100 each. **MOTION** made by Sam DeAngelo and seconded by Lyle Kienitz to approve the bid for the cleaning of the roofs for \$100 each.

- 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 **MOTION** made by Sam and seconded by Lyle to reimburse Eileen – she was charged by the irrigation company for some work they did. Motion passed unanimously.
- c. Pool** – Eric Dobis gave the report – it is chilly currently.
- d. Reserve and Fiduciary Review** – Jeri Haas reported. 111 insurance pages have been received. **MOTION** made by Paul and seconded by Lyle to have the attorney send a letter demanding payment or proper documentation to 813 Bayport and 886 Bayport. **MOTION** made by Sam DeAngelo and seconded by Lyle Kienitz to fine 825 Bayport Circle \$100/day up to \$2000 in the aggregate per violation. Motion passed unanimously.
- e. Welcome** – No report.
- f. Social Committee** – No report
- g. Welcome Committee** – No report.

New Business

- a. Roof Committee – Norm and Art – co-chairs** – did a walk-around. Anyone with a 19 year old roof – give them a grace period of 1-5 years to replace their roof. **MOTION** made by Norm and seconded by Eric Dobis to get rid of the letters that are already out there for dirty roofs. Motion passed unanimously. **MOTION** made by Norman and seconded by Sam DeAngelo to have the chairperson of ARB delegate a member to perform the inspections within the community with the management company. Motion passed unanimously.
- b. Paint** – Eric spoke of the document and discussion was had with whether or not vinyl siding must be painted when the house is changed to one of the new approved colors. **MOTION** made by Norm Lewis and seconded by Paul King to add to the document that any vinyl on the house does not have to be painted. Eric voted no, Howard did not vote, Motion carries 5-1.
- c. MOTION** made by Sam and seconded by Norm Lewis to change the meetings from being in the afternoon to 10:00 am. Motion passed unanimously.

MOTION to adjourn was made by Sam DeAngelo and seconded by Norman Lewis. Motion passed unanimously. Meeting was adjourned at 5:24 pm.

The Next Board Meeting: February 18, 2021 at 10:00 am.

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