



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, February 11, 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, Paul King/Director, Sam DeAngelo/Director, and Lyle Kienitz/Secretary were present. Norman Lewis/Director was absent. Lindsey Rhoades and Brian Rivenbark were present via conference call from Sunstate Management group.

APPROVAL OF MINUTES: MOTION made by Sam DeAngelo and seconded by Lyle Kienitz to approve the January 21, 2021 meeting minutes as amended by Howard. Motion passed unanimously.

PRESIDENTS REPORT:

Howard reported that the Association is still dealing with covid and he is hoping that the Association is able to get access to some vaccines in the near future so that owners may move about more freely and not feel the need to be quarantined.

a. ARB Requests:

- a. 868 BPC – 8x10 patio off of Florida room – MOTION** Paul King and seconded by Sam DeAngelo to approve the application. Motion passed unanimously.
- b. 526 Pendleton – Paver walkway – MOTION** made by Sam DeAngelo and seconded by Paul King to accept this application. Motion passed unanimously.
- c. 440 and 442 Pendleton – Roof Replacement – MOTION** made by Sam DeAngelo and seconded by Paul King to approve this application. Motion passed unanimously.
- d. 492 Pendleton Place – replace front entry door – MOTION** made by Paul King and seconded by Sam DeAngelo to approve this application. Motion passed unanimously.

b. Sales Applications:

- a. None**

TREASURERS REPORT: Due to the timing of the meeting, the January financials were not completed.

COMMITTEE REPORTS:

- a. Landscaping** – Lyle Kienitz gave the report for Linda Lewis. The committee is looking to cover the pump house with pitch apples.
- b. Paint** – Eric Dobis reported. The new paint info is on the website – the paint store is putting a booklet together to with all of the VCC paint choices in it.
- c. 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
- d. Pool** – Linda Dobis gave the report. Eric is looking to work with an engineer to review the pump system. **MOTION** made by Paul King and seconded by Lyle Kienitz to appropriate \$300 to the pool committee for plants, etc for the pool. Updating the restrooms at the pool was discussed. Motion made by Jim Larr and seconded by Paul King that \$2000 be allocated for the floors in the two restrooms and the gazebo. Motion passed unanimously

- e. **Reserve and Fiduciary Review** – Jeri Haas reported. 115 insurance reports have been received.
- f. **Hearing Panel** – Jane Rogers reported. 813 Bayport is going to be forwarded to the attorney. 825 Bayport – three violations. **MOTION** made by Sam DeAngelo and seconded by Lyle Kienitz to fine the home as recommended by the Hearing Panel - \$100/day up to \$1000 in the aggregate. Motion passed unanimously. The Panel Recommends sending 871 to the attorney for non-payment of assessments. 871 Bayport –the Hearing Panel is recommending they Board fine \$100 day up to \$1000 in the aggregate for no insurance. Sam, Paul – have attorney send a letter to collect outstanding HOA fees at 871 Bayport. Motion passed unanimously. **MOTION** made by Sam seconded by Lyle to send 871 BPC to the Hearing Panel with a fine of \$100/day up to \$1000. Unanimously. 886 Bayport Cir – send to attorney. **MOTION** made by Sam and seconded by Lyle to have the attorney send a letter to the owners in Chile for non-payment of fines and not providing proof of insurance to the association.
- g. **Welcome** – Marie Palagonia reported.
- h. **Social** – the garage sale has been moved to March 20th in hopes that more people will have received the vaccine by then.

New Business

- a. **Revision of the documents** – The revision of the documents was discussed. The wording of the “old” article six is the new article 8. **MOTION** made by Paul King and seconded by Sam DeAngelo to send the proposed amended documents to the membership for a vote at the annual members meeting on March 11, 2021. Motion passed unanimously.
- b. **Annual Meeting** – The second notice will go tomorrow. Howard, Paul, and Normans terms are expiring. Two notices of intent were received. Arthur Bacon and Paul King. The annual meeting will be held at the pool gazebo.
- c. **Roofs** – Letters are going to those with roofs 2005 or older to make them aware that it is about time to replace them.

MOTION to adjourn was made by Paul King and seconded by Sam DeAngelo. Motion passed unanimously. Meeting was adjourned at 4:21 pm.

The Next Board Meeting: March 11, 2021 – Annual Membership Meeting.

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