

THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.

A Corporation Not-for-Profit

ANNUAL MEMBERSHIP MEETING

March 11, 2021

The Annual Membership meeting was scheduled to be held at 3:00 pm on Thursday, March 11, 2021 at The Gazebo of Villas of Chestnut Creek.

The meeting was called to order at 3:02 pm by the President, Howard Grubb.

Notice of the meeting was mailed to all owners and posted on the property prior to the meeting in accordance with the requirements of the Association Documents and Florida Statutes.

There were eighty-one (81) members present in person or by proxy. A Quorum was determined to be present.

APPROVAL OF MINUTES: A **MOTION** was made by Howard Grubb and seconded by Eric Dobis to approve the 2020 Annual Membership Meeting Minutes as presented. Unanimously approved.

MOTION carried.

VOTE: Amendment 1 – Passes with 78 yes votes and 4 no votes. Amendment 2 – passes with 76 yes votes and 5 no votes.

PRESIDENT REPORT:

Howard Grubb thanked all of the homeowners for all of their cooperation through Covid. He enjoyed being President and working with the Board of Directors.

ADJOURNMENT: Sam DeAngelo **MOTIONED** and Sam seconded to adjourn. Meeting adjourned at 3:10 pm.

Respectfully submitted,

Brian Rivenbark, LCAM/Sunstate Management

Organizational Board Meeting

Immediately following the Annual meeting

The meeting was called to order at 3:02 pm by Brian Rivenbark

Notice was posted in accordance with statute 720

New Business: Election of officers

A **MOTION** was made by Sam and seconded by Paul to nominate Lyle Kienitz as President. **Motion passed unanimously.**

A **MOTION** was made by Paul and seconded by Jim to nominate Eric Dobis as Vice President. **Motion passed unanimously.**

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A **MOTION** was made by Sam and seconded by Eric to nominate Jim Larr as Treasurer. **Motion passed unanimously.**

A **MOTION** was made by Jim and seconded by Sam to nominate Art Bacon as Secretary. **Motion passed unanimously.**

ARBS –

862 and 860 BPC – Painting – **MOTION** made by Sam DeAngelo and seconded by Paul King to approve this application. Motion passed unanimously.

406 Pendleton – Pavers in the front and in between the two driveways. – **MOTION** made by Paul King and seconded by Jim Larr to approve this application. Motion passed unanimously.

864 BPC – Paint the home – **MOTION** made by Paul King and seconded by Sa DeAngelo to approve this application. Motion passed unanimously.

866 Bayport – Paint – **MOTION** made by Sam DeAngelo and seconded by Paul King to approve this application. Motion passed unanimously.

450 Pendleton Ct. – Electric exhaust fan on the back of the roof – **MOTION** made by Paul King and seconded by Art Bacon to approve this application. Motion passed unanimously.

526 Pendleton – Screen in the front entryway – **MOTION** made by Sam DeAngelo and seconded by Paul King to approve this application. Motion passed unanimously.

412 and 414 Pendleton – Remove the decorative stone and paint with concrete, and stain the driveways – **MOTION** made by Paul King and seconded by Sam DeAngelo to approve this application. Motion passed unanimously.

420 Pendleton Dr. - Concrete slab on the back of existing lanai. The ARB requested a survey from the county with elevation on it – if it will fit within the right measurements, the ARB would approve. There may be some oak tree roots that may need to be cut in order for this to work – he may decided to put in a pressure treated wood, so that the roots would not need to be cut. **MOTION** made by Sam DeAngelo and seconded by Paul King to deny this application at this time.

508 and 504 Pendleton PI – Paint home – **MOTION** made by Art Bacon and seconded by Paul King to approve this application. Motion passed unanimously.

496 Pendleton PI – Paint the exterior of the screen room lanai – **MOTION** made by Paul King and seconded by Sam DeAngelo to approve this application. Motion passed unanimously.

440 Pendleton – Remove stones and add concrete – remove stones around shrubbery – **MOTION** made by Sam DeAngelo and seconded by Paul King to approve this application. Motion passed unanimously.

Art Bacon recommended a 10 minute window for discussion after a motion is made. **MOTION** made by Art Bacon and seconded by Sam DeAngelo to allow a maximum of 10 minutes on a topic. Motion passed unanimously.

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Hearing Panel – **813 Bayport** to the attorney – letter to the tenant and the brother up in Canada.

825 Bayport Cir – 3 issues

871 Bayport Cir – 14 day letter for HP for Insurance. The non-payment of assessments will be dealt with by the attorney.

886 Bayport – Letter from the attorney for non payment of fines and no homeowners insurance. Letters to go to owners in Chile and the property address. Check with roommate? Lucy Cabrera

412 Pendleton Dr – Hearing Panel recommends fining the home \$100/day up to \$2000 for not providing proof of insurance. **MOTION** made by Sam DeAngelo and seconded by Paul King to fine the home \$100/day up to \$2000 in the aggregate. Motion passed unanimously.

MOTION made by Art Bacon and seconded by Sam DeAngelo to form a committee to talk to homeowners. Motion passed unanimously.

Landscaping: Dead tree at 813 Bayport – the tree needs to be removed. Mulch needs to be laid down around the pool. **MOTION** made by Sam DeAngelo and seconded by Eric Dobis to approve the expenditure of up to \$300 for mulch for the landscape committee. Motion passed unanimously.

Lakes Committee: The area around the lake is now going to be called a limited bound common area.

Adjourn: **MOTION** made by Paul King and seconded by Art Bacon to adjourn the meeting. Meeting adjourned at 4:25 PM.