



# The Villas of Chestnut Creek

Board of Directors Meeting  
Thursday, April 15, 2021 at 3:00pm.  
VCC Gazebo

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

**QUORUM:** Present - Lyle Kienitz /President, Jim Larr/Treasurer, Art Bacon/Secretary and Paul King/Director were present. Brian Rivenbark was present from Sunstate Management group.

Eric Dobis/Vice President & Sam DeAngelo/Director were absent

**APPROVAL OF MINUTES: MOTION** made by Paul King and seconded by Art Bacon to approve the March 11, 2021 Organizational meeting minutes. Motion passed unanimously.

## **PRESIDENTS REPORT:**

Lyle stated that the Board authorizes Sunstate Management to approve any sales application for purchase in the Villas between meetings and to report to the Board at the next scheduled meeting.

Lyle stated that any resident who has a relative stay in the unit when the owner is not present will need to complete a residency occupancy form and notify the Board who will be staying in the unit.

### **a. ARB Requests:**

#### **Pendleton:**

- 400 – Stain driveway
- 402 – Paint driveway
- 426 – New edging
- 440 – New edging
- 466 – New Roof
- 468 – New roof
- 492 – Stain driveway & sidewalk
- 496 – Stain Driveway & Sidewalk
- 518 – New paver sidewalk

#### **Bayport:**

- 822 – Stain driveway
- 824 – stain driveway
- 854 – Paint villa (Dockside Blue)
- 870 – New Louvers
- 880 – new windows

- a. – **MOTION** was made by Paul King and seconded by Art Bacon to approve the applications. **Motion passed unanimously.**

### **b. Sales Applications:**

- a. **486 Pendleton**
- b. **410 Pendleton**

**A Motion** was made by Paul King and Art bacon to approve the two sales applications. **Motion passed unanimously.**

**TREASURERS REPORT:** As attached to these corporate documents Jim Larr read from the March financials. Jim asked Brian to forward him the 2020 tax return. Discussion was had regarding the reserves.

A **Motion** was made by Paul King and seconded by Art Bacon to move \$125,000 to a Restricted account under reserves.

**Motion passed unanimously.**

**COMMITTEE REPORTS:**

- a. **Landscaping** – reported that there were many volunteers who helped with the mulching around the pump. There have been some sod issues in the community due to some Bermuda infestation. The Committee will look into hiring a new fertilization company. The tree at 818 will need to come down. It is dead and needs to be determined if it is on homeowner property.

**A MOTION** was made by Paul and seconded by Art to hire a tree company to remove the tree at 818 Bayport.

**Motion passed unanimously.**

**A MOTION** was made by Art and seconded by Paul to install a time limit of one year on the ARB requests that are approved for the work to be started. **Motion passed unanimously.**

- b. **Paint** – No report.
- c. **Irrigation** – Howard reported that IDA cleaned the filters, they moved a float from the recharge well on pond 7. Howard suggested that the filters be cleaned every 6 months and the float needs to be repaired.
- d. **Pool** – Linda Fogerty gave the report. There are contractors that are looking into upgrading the pool, the deck will need to be resurfaced. Linda thanked Eileen for the work she did on the resurfacing of the gazebo and the bathrooms.
- e. **Reserve and Fiduciary Review** – No Report
- f. **Hearing Panel** – Jane Rogers reported that there are three owners who have not provided their insurance. 813 Bayport is with the Attorney. Brian has contacted Les Snyder to help with re-painting the driveway. The owners of 825 Bayport were fined \$3,000 for violations. 871 Bayport is still listed under the owners home. 871 Was fined \$1,000 for the violations. 886 Bayport submitted their insurance. 412 Pendleton Dr, Brian will contact the owner to inform him he does not have the proper insurance.
- g. **Welcome** – Marie Palagonia reported. Marie is looking for more volunteers. At this time there is nothing planned for this summer.
- h. **Social** – Marie is looking for more volunteers. At this time there is nothing planned for this summer. Volunteers to help with the Bocce, shuffleboard and water aerobics. There is now a map on the voice of the villas. A **MOTION** was made by Paul and seconded by Art to approve \$375 for the Directory to be printed. **Motion passed unanimously.**

**New Business**

- a. NONE

**Unfinished Business**

- a. NONE.

**Owner Comments**

- a. Owner stated that she is requesting a reimbursement of \$150 for sod replacement on her lot. Art stated that there is a large problem with the condition of the sod. The irrigation repairs will need to be done to start seeing results. Lengthy discussion was had regarding the irrigation and the fertilization.
- b. Owner stated that there is an issue with the bat houses. She asked why the association is installing the bat houses in a location where there are no bats. The Board suggested forming a Committee to look into the bathouses.  
**A Motion** was made by Art and seconded by Paul King to have the oak tree removed in the common area next to 822 Bayport

**MOTION.** Meeting was adjourned at 4:10 pm.

**The Next Board Meeting:** May 20<sup>th</sup> , 2021

Respectfully Submitted,  
Brian Rivenbark/CAM  
For the Board of Directors