



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, May 20, 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, Sam DeAngelo and/Director Paul King/Director were present. Brian Rivenbark was present from Sunstate Management group.

Eric Dobis/Vice President Jim Larr/Treasurer & Art Bacon/Secretary were present via conference call

APPROVAL OF MINUTES: MOTION made by Paul King and seconded by Sam Deangelo to approve the April 15th , 2021 meeting minutes. Motion passed unanimously.

PRESIDENTS REPORT:

a. ARB Requests:

Pendleton: 520 – Haas – Roof

518 – Rogers – Roof

536 – Paint

538 – Paint

512 - Curbing

Bayport: 536 – Stain Driveway

892 - Pavers

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

b. Sales Applications:

a. 810 Bayport

A Motion was made by Paul and Sam to approve the sales applications for 810 Bayport. **Motion passed unanimously.**

TREASURERS REPORT: As attached to these corporate documents Jim Larr read from the April financials.

A **MOTION** was made by Sam and seconded by Paul to accept the Treasurers report. **Motion passed unanimously**

A **MOTION** was made by Paul and seconded by Sam to move the \$125,000 in a Money Market account. **Motion passed unanimously.**

COMMITTEE REPORTS:

- a. **Landscaping** – The tree behind 822 was cut down. The account Manager for Artistree has resigned.
- b. **Paint** – No report.
- c. **Irrigation** – Sam reported, there have many complaint regarding the Brown areas in the turf. There is not enough sufficient water from the irrigation being on two times per week. Art stated that the issue started a long time ago. Sam explained that the cost of changing each lot irrigation is an expense that the Association can not afford.

- d. **Pool** – Linda Fogerty gave the report. Landscaping took care of the pods and the dwarf palms. The parts for the pool filters within the heating system should be here next week. Eric reported that Royal stated that the filter system needs to be updated with new filters. The last time they were replaced in 2019. Linda also stated that the deck and the pool furniture. There was a company that came out and stated that the pool surface is good for another 3 years.
- e. **Reserve and Fiduciary Review** – No Report
- f. **Hearing Panel** – Jerry Hass reported that 412 Pendleton has not turned in his Insurance and the Attorney needs to contact him. Brian stated that he left two messages with the owner.
- g. **Welcome** – No Report
- h. **Social** – Marie is looking for more volunteers. There is a volunteer that will be joining the Committee. **Art suggested having an interview process for new buyers. VCC is an HOA so there cant be an interview process**
- i. **Bat House Committee:** Jerry recommended that the bat houses should be removed completely as they are an eyesore and why have them to attract the bats. Sam stated that the bat houses should be removed altogether. **A MOTION** was made by Sam and seconded by Paul to remove the bat houses. **MOTION passed 4 yes 2 no With Art and Eric voting no.**

New Business

- a. Eric stated that the PDF on the website should be searchable document. Also put the paint selection on the front page of the website.

Unfinished Business

- a. Lyle stated that the meeting schedule will be updated and the next meeting will be held on September 16th 2021. The Board discussed having the meetings at 10AM on the third Thursday
A **MOTION** was made by Sam and seconded by Paul to change the time of the meetings to 10 AM. **Motion passed unanimously**
- b. Art asked if the State met with the Master Association to discuss the preserve invasive species.

Owner Comments

- a.

MOTION. Meeting was adjourned at 4:10 pm.

The Next Board Meeting: , 2021

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