



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, September 23 2021 at 4:00pm.
VCC Gazebo

CALL TO ORDER AND PROOF OF NOTICE: President Lyle Kienitz called the meeting to order at 4:00 pm. Notice was posted per Florida Statute 720.

QUORUM: Present - Lyle Kienitz /President, Art Bacon/Secretary and Howard Grubb were present. Brian Rivenbark was present from Sunstate Management group.

VP Eric Dobis, Director Sam DeAngelo and Jim Larr were present via conference call.

Paul King was absent

A **MOTION** was made by Art and seconded by Eric to appoint Howard Grubb to the Board of Directors. **Motion passed unanimously.**

APPROVAL OF MINUTES: **MOTION** made by Howard and seconded by Art to approve the May 20th , 2021 meeting minutes. **Motion passed unanimously.**

PRESIDENTS REPORT: None

a. ARB Requests:

Pendleton:

536/538 Pendleton Dr Paint both units choice 5 excluding gable ends

526/528 Pendleton Dr Replace roof with Certainteed Landmark Resawn Shake

474/476 Pendleton Place Replace roof with Certainteed Landmark Silver Birch and

replace gutters and paint using Sherwin Williams Alabaster SW7008

424 Pendleton Dr Remove composite deck that is in poor condition and

replace with pavers in existing footprint. Homeowner will do the work.

Bayport:

887 Bayport Cir; Replace landscape edging with Decorative Concrete in same

foot print as the original, color gray irrigation Heads were flagged .

- a. – **MOTION ratified** was made by Howard and seconded by Art to approve the applications. **Motion passed unanimously.**

Art stated that the residents must contact the ARB Committee of any outside architectural or landscape changes that they are planning to do. This Message will be added to the Voice of the Villas

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

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

COMMITTEE REPORTS:

- a. **Landscaping** – Committee met with Artistree new account Manager.
- b. **Paint** – No report.
- c. **Irrigation** – No report. Jerry reported that the irrigation company tried to repair the irrigation, but the repair did not work. The irrigation company will be back to repair. There is currently no irrigation. Brian stated he will contact COR landscaping to see about giving a quote to assess the irrigation issues.
- d. **Pool** – Linda Fogerty gave the report. Gave the lock combination, please erase the lock combination when you leave. Linda have not seen the boys using the pools, these boys have been vandalizing the pool. Please call 316 3001 to report the bays to the police. There is a fruit tree that deposits leaves in the pool area. Linda would like to have the tree removed.

A MOTION was made by Art and seconded by Howard to have the avocado tree removed. **Motion passed unanimously.**

Linda went on to report that the boys are fishing in the lakes. There are signs that state not fishing at the lakes. Fishing is permitted by residents of Chestnut Creek only. Linda stated that the Master states the fishing is permitted by the residents of the sub associations only. The Committee will meet to discuss re-strapping the pool chairs.

- e. **Reserve and Fiduciary Review** – No Report
- f. **Hearing Panel** – Jerry Hass reported that 4 new owners that have not submitted the insurance documents. 11 owners have not submitted their insurance. Jane Rogers reported that the Hearing panel met on September 7th the Board will have to contact insurance agents to insure 813 Bayport as self help.

A Motion was made by Howard and seconded by Art to obtain a quote for insurance self help at 813 Pendleton. **Motion passed unanimously.**

- g. **Welcome** – 871 Bay port and 810 Bayport were welcomed.
- h. **Social** – Marie is looking for more volunteers. A Halloween party is being planned
- i. **Bat House Committee:**

New Business

- a. **Tree at 474 Pendleton:** Howard stated that the Oak in the common area is over the roof of 474 Pendleton. **Lyle stated that the Association will need to draw the line of when to trim trees.**
- b. **Storage unit discussion:** Howard stated he offered to build the storage unit. He drew plans and bought the lumber for the storage unit. Howard returned the lumber due to lack of discussion.
- c. Lyle asked about putting in a door at the pool area to access the outside easier.
- d. Art stated the Association needs a new flag. Jane Rogers is looking for a new flag.
- e. **Howard stated that the Board meeting time change to 10 AM on the third Thursday**

A MOTION was made by Art and seconded by Howard to change the meeting times to 10AM on the third Thursday of each month. **Motion passed unanimously.**

Unfinished Business: None

Owner Comments: Owner asked if a corporation could own a unit. Brian answered no. Brief discussion followed regarding 871 Bayport issue.

MOTION. Meeting was adjourned at 5:09pm.

The Next Board Meeting: October 21st , 2021 at 10AM

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