



# The Villas of Chestnut Creek

Board of Directors Meeting  
Thursday, October 21 2021 at 10:00 AM.  
VCC Gazebo

**CALL TO ORDER AND PROOF OF NOTICE:** President Lyle Kienitz called the meeting to order at 10:00 AM. Notice was posted per Florida Statute 720.

**QUORUM:** Present - Lyle Kienitz /President, Jim Larr treasurer, Sam DeAngelo and Howard Grubb were present. Brian Rivenbark was present from Sunstate Management group.

VP Eric Dobis, Secretary Art Bacon, Director Paul King were present via conference call.

Paul King was absent

**APPROVAL OF MINUTES: MOTION** made by Sam and seconded by Howard to approve the September 23<sup>rd</sup>, 2021 meeting minutes. **Motion passed unanimously.**

**PRESIDENTS REPORT:** Lyle stated that the Committees are doing a great job. The residents should contact the Committee Chairs with regards to certain issues. Do not go directly to the vendors.

**a. ARB Requests:**

**Pendleton:**

**412/414 Pendleton      Roof replacement completed, inspected by Sarasota County**

**416      Pendleton      Epoxy flooring for walkway by Garage Experts**

**420      Pendleton      Restain walkway with 819 Catalina Stone**

**484      Pendleton      Replace/paint wood timbers with "lanai bronze" color**

**Bayport:**

**863 Bayport      Install new landscape curbing**

**A. A Motion** was made by Sam and seconded by Lyle to approve the Attached ARB requests **Motion passed unanimously**

**TREASURERS REPORT:** As attached to these corporate documents Jim Larr read from the September financials. Paul asked about the signature cards for the restricted. Brian stated that the signature cards have been submitted.

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

## COMMITTEE REPORTS:

- a. **Landscaping – The** Committee will be meeting with Troy from Artistree to discuss the condition of the landscaping. The Committee will be getting a quote from Gardenmasters for the lawn and pest control. A request for up to \$250 for pitch apple trees and mulch at the pool walkway. The tree trimming will be taken care of at 474 Pendelton.  
**A MOTION** was made by Sam and seconded by Jim to approve up to \$250 for the pitch apple and mulch **Motion passed unanimously**
- b. **Paint –** No report.
- c. **Irrigation –** Sam Reported that the irrigation is back to functioning again. There are supply chain issues which caused the delay. Sam described the issue with the irrigation pumps. The pump was rebuilt and there are still issues with the pump. Sam asked that the electrician Tim Hardesty be put on the approved vendor list. This was the electrician who repaired the switch on the pump. The rainy season helped. There was also an impellor issue. The schedule is still the same. Sam asked for a volunteer to chair the irrigation Committee. Jim volunteered to handle the irrigation duties. Sam suggested changing irrigation vendors but not at this time. The work on the pump is a capital expense and will come out of reserves.
- d. **Pool –** Linda Fogerty gave the report. The pool area and awning were cleaned. The tree next to the pool will be removed.
- e. **Homeowner insurance Review –** Jerry reported that there are 14 expired insurance policies and 12 will expire at the end of October. Board agreed to have Paul King call the owners to get the insurance information.
- f. **Hearing Panel –** The Hearing panel reported that there are two homes that need to be fined. 813 Bay port for failure to provide insurance. 825 Bayport has two different colors on the home.  
**A Motion** was made by Howard and seconded by Sam to Impose a fine of \$100 per day not to exceed \$2000 on 813 Bayport for failure to provide insurance. **Motion passed unanimously.**  
**A Motion** was made by Sam and seconded by Jim to Impose a fine of \$100 per day not to exceed \$2000 on 825 Bayport for Paint colors not matching on the home. **Motion passed unanimously**  
There is an unapproved roof replacement at 412/412 this will be discussed under new business. Art stated that all Board members must approve the ARB requests.
- g. **Welcome –** All owners have received the directory except 412 and 534. Jerry stated 534 has sent in their insurance
- h. **Social –**October 31<sup>st</sup> will be the potluck dinner. There will be a pizza party on Veterans Day November 11<sup>th</sup> at 4PM and there will be a craft party on December 4<sup>th</sup>
- i. **Bat House Committee:**

## New Business:

**ARB Not Submitted:** Sam stated that the owner did use the proper shingle and material so the Association will not have him remove the roof and replace with the approved material. Discussion was had regarding the timing of the ARB submittals. Discussion was had regarding the new owner's responsibility of knowing and following the Association documents. Discussion was had on options on how to get the documents to the new owners.

**Unfinished Business:** Sam stated that Howard was appointed to a two-year term on the Board.

## Owner Comments:

Owner asked they need an ARB for a tree replacement.

The Board stated that they would like to self insure the pool house. A Budget workshop will be scheduled on October 27<sup>th</sup> at 2PM

**MOTION.** Meeting was adjourned at 11:30 AM.

**The Next Board Meeting:** November 18<sup>th</sup> , 2021 at 10AM (Budget Meeting)

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