



The Villas of Chestnut Creek

Board of Directors Budget Meeting
Thursday, November 18th 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, VP Eric Dobis and Howard Grubb were present. Brian Rivenbark was present from Sunstate Management group.

Jim Larr treasurer, Secretary Art Bacon were absent. Director Paul King were present via conference call.

APPROVAL OF MINUTES: MOTION made by Sam and seconded by Eric to approve the October 21st , 2021 meeting minutes. **Motion passed unanimously.**

PRESIDENTS REPORT: No Report

a. ARB Requests:

Pendleton:

412/414 Roof replacement

416 epoxy coating on patio and sunsetter awning

420 re-stain walkway 819 catalina stone

484 Replace wood timbers with lanai bronze color

444/446 Roof replacement Silver Birch

Bayport:

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

SALES APPLICATION: 466 Pendelton sales application was received on November 17th the background check will be run by Sunstate.

TREASURERS REPORT: As attached to these corporate documents Howard read from the October financials.

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

COMMITTEE REPORTS:

- a. **Landscaping** – Linda Lewis reported that they had a walk through with Artistree. The Boundaries were pointed out and noted to Artistree. The Committee planted the Calusa and mulch. Linda stated they did not spend the total amount that was approved. There will be another landscape project at the light at the Bocce ball ct.
- b. **Paint** – No report.
- c. **Irrigation** – Howard reported for Jim Larr. Jim asked Artistree to address irrigation at 418 Pendleton. Artistree fixed the issue the next day. There may be a few areas not getting any water this could involve more heads. Jim may be requesting more money for the repairs. Howard reported that there have been issues with the irrigation pump. The cost came to \$2,383.00
- d. **Pool** – Eric reported that Symbiont inspected the system, and it is up and running well. Linda reported that there was vandalism to the pool chairs and tables were damaged. Sam stated that the vandalism was discovered that there were two teenage boys involved in the damage. Sam and Jerry met with the father and the police were called. The police asked what the Board wanted. The Board wanted restitution and the action was deferred on the boys. This warrant for no trespass was submitted. They are not allowed to enter the premises. Linda received a quote for the repair to the tables and chairs which the parents will pay for. Linda asked the Board to approve to have the chairs re-strapped. The cost would be \$600.
A MOTION was made by Eric and seconded by Howard to approve \$700 to re-strap the chairs at the pool.
Motion passed unanimously
- e. **Homeowner insurance Review** – Jerry reported there are 15 owners that we do not have the insurance for.
- f. **Hearing Panel – Jane Rodgers reported that there are two homes that will need to be fined**
A Motion was made by Sam and seconded by Paul to Impose a fine of \$100 per day not to exceed \$2000 on 813 Bayport for failure to repair the damaged garage door. **Motion passed unanimously.**
A Motion was made by Sam and seconded by Jim to send 825 Bayport to the Attorney for a lien for Paint colors not matching on the home. **Motion passed unanimously**
A MOTION was made by Paul and seconded by Howard to impose a fine on 890 Bayport cir. of \$100 per day not to exceed \$2000 for the failure to provide insurance. **Motion passed unanimously.**
- g. **Welcome** – All the new owners have the documents
- h. **Social** –there will be a craft party on December 4th, January 9th brunch at Boca Royal. February 19th at Left Coast, pot luck in March and April lunch at Stonybrook

New Business:

Discussion and Approval on the 2022 Proposed Budget:

A MOTION was made by Howard and seconded by Sam to approve the proposed annual budget at \$155 per month.

Motion passed unanimously

Unfinished Business: None

Owner Comments: NONE

Brian reminded the membership to send in their proxy for the annual meeting if you are planning to attend.

MOTION. Meeting was adjourned at 11:30 AM.

The Next Board Meeting: December 16th, 2021 at 10AM

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