



The Villas of Chestnut Creek

Board of Directors Budget Meeting
Thursday, December 16th 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, Art Bacon and Howard Grubb were present. Brian Rivenbark was present from Sunstate Management group.

Director Paul King were present via conference call.

APPROVAL OF MINUTES: **MOTION** made by Sam and seconded by Eric to approve the November 18th , 2021 meeting minutes with corrections. **Motion passed unanimously.**

PRESIDENTS REPORT: No Report

a. ARB Requests:

Pendleton:

474/476 - Painting

Bayport:

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

SALES APPLICATION: Brian stated he received a sales application for the sale of 484 Pendleton.

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

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

COMMITTEE REPORTS:

- a. **Landscaping** – Linda Lewis reported the Committee is making plans for action items the tree limb at 860 Bayport will be taken care of in January by the Chestnut Creek Master Association. There is a basic cleanup needed around the sidewalk area and the gazebo in the common area. Discussion was had regarding a tree on common property at 474 Pendleton. The branches are hanging over the property line.
- b. **Roof & Paint** – Art reported that he send the owners the information on how to replace the roof and what is required by the Association to have the roof replaced.

- c. **Irrigation** –Jim Larr reported he had two requests from 448 Pendleton and also an issue at the bocce ct. Art reported that he has reviewed the irrigation contract. The donuts on the common areas are supposed to be cleaned out. This is not being done very well. The Board should not have to be doing this when it is included in the contract. Jim will notify the irrigation company to make sure this is done properly.
- d. **Pool** – Linda Fogerty reported that the chairs will be picked up for repairs and will be gone for 12 to 14 weeks. Linda reported that she is currently in contact with the parents of the children that caused damage to the pool area so they can reimburse the Association for the repairs.
- e. **Homeowner insurance Review** – Jerry reported there are 4 owners that will need to submit their insurance in January. There are 110 out of 118 homes that have submitted the insurance
- f. **Hearing Panel** – Jane Rodgers reported that 813 insurances has been submitted. The Garage door at 813 Bayport is damaged. Brian reported that he has been in contact with the owner in Canada and he is in process to have the garage door repaired. A fine was imposed for 890 Bayport for lack of insurance. The insurance was submitted for 890.
A Motion was made by Howard and seconded by Jim to give until the next meeting for the fine at 813 Bayport regarding the garage door. **Motion passed unanimously**
- g. **Welcome** – All the new owners have the documents
- h. **Social** –January 9th brunch at Boca Royal. February 19th at Left Coast. And the 1st Saturday in March will be the annual yard sale. There will be a potluck in March and a dinner at Stoneybrook in April lunch at Stonybrook

New Business:

Jerry welcomed the new owners in the neighborhood.

Jane asked isf they have to do anything with the banks for the increase. Brian stated that they do not have to do anything the bank will change that.

Unfinished Business: NONE

Owner Comments: Jerry thanked the Board for there due diligence on the Association financial position.

MOTION. Meeting was adjourned at 10:49AM.

The Next Board Meeting: January 20th , 2022 at 10AM

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