



The Villas of Chestnut Creek

Board of Directors Budget Meeting
Thursday, January 20th 2022 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 was present via conference call.

APPROVAL OF MINUTES: MOTION made by Sam and seconded by Art to approve the December 16th, 2021 meeting minutes. **Motion passed unanimously.**

PRESIDENTS REPORT: No Report

TREASURERS REPORT: As attached to these corporate documents Howard read from the December 2021 financials.

A **MOTION** was made by Howard and seconded by Eric to accept the Treasurers report for December 2021. **Motion passed unanimously**

COMMITTEE REPORTS:

- a. **Landscaping** – Sandy Henderson reported
- b. **Roof & Paint** – No report
- c. **Irrigation** –No report
- d. **Pool** – Linda Fogerty reported furniture is back and plants will be planted at a later date.
- e. **Homeowner insurance Review** – Jerry reported there are 5 owners that will need to submit their insurance in January. There are 113 out of 118 homes that have submitted the insurance. There are 6
- f. **Hearing** – Jerry reported Hearing Panel met on January 10th
 - a. 813 Bayport will be discussed for fining
 - b. 825 Bayport will paint by June
 - c. 510 Pendleton will need to paint back door bronze or color of house
 - d. 518 Bayport is only unit that has not submitted proof of insurance
- g. **Welcome** – 6 members on this committee. All new owners have been contacted
- h. **Social** – 32 people signed up for dinner. March 20th is pot luck dinner. Bring a white elephant tiem. There is some interest in a community yard sale. Committee asks for suggestions for happy hour of Pizza, dessert or appetizers.

New Business: Owner asked about roof shingle colors

Unfinished Business: NONE

Owner Comments:

Art stated that there were VCC members at ??? Meeting
ARB request approval is good for one year.

Meeting was adjourned at 10:55AM.

The Next Board Meeting: February 17th, 2022 at 10AM (annual meeting)

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