



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, March 17 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, Howard Grubb treasurer, VP Eric Dobis, Art Bacon, Paul King, Sam DeAngelo and Howard Grubb were present. Brian Rivenbark was present from Sunstate Management group.

APPROVAL OF MINUTES: MOTION made by Sam and seconded by Art to approve the February 17, 2022 Organizational meeting minutes. **Motion passed unanimously.**

PRESIDENTS REPORT: No Report

TREASURERS REPORT: No Report

COMMITTEE REPORTS:

- a. **Landscaping** – The Myrtles were trimmed. The trimmer stated that he will trim more if the committee puts tags on the trees to be trimmed. Some of the overgrowth at certain houses were cleaned out. The entrance to Pendleton has been completed. It was suggested to install some Mammy crotons to add color in the pool and gazebo area. They will cost \$250. Paul mentioned that the common areas will need to be cut back by Artistree.
- b. **Roof & Paint** – No report
- c. **Irrigation** – Jim reported that there were several work orders to Artistree regarding irrigation. Artistree stated that these work orders were completed by them, but it was discovered that the repairs were not made. The heads were cleaned by volunteers. Jim reported on several other irrigation issues. A flush valve must be installed for \$335. Hoover pumping systems has been contacted to resolve the issues with the pumps. There have been proposals from irrigation companies for the irrigation system maintenance. Discussion was had regarding fertilization and irrigation.
- d. **Pool** – Linda Fogerty reported that a new basket and sign has been ordered. The signs are required by Sarasota County Health department. The water bill has been high. Eric reported that this could have been from pressure washing.
A Motion was made by Sam and seconded by Paul to allow \$200 for three new pool signs. **Motion passed unanimously**
- e. **Homeowner insurance Review** – Jerry reported there are 7 owners that will need to submit their insurance. There are 111 out of homes out of 118 that have submitted the insurance.
- f. **Hearing** – Jerry reported Hearing Panel meeting was postponed and will convene in April
- g. **Welcome – No report**
- h. **Social** – The Social Committee asked the Board to allow a \$200 to buy supplies for vents.
A Motion was made by Art and seconded by Sam to approve the \$200 for the Social Committee **Motion passed unanimously.**
The Social Committee will be looking for a new Chairperson. There will be a potluck on March 20th

New Business: Art reported that there was a tree trimming company that back their truck in the yard to trim a tree and broke some irrigation heads and irrigation lines. Art recommended that the owners pay for Artistree to come out and flag the irrigation lines and heads.

The Board discussed Eric's proposal to get further information from Hoover pumps to install flush out systems for the irrigation.

Art proposed to have IDA install a flush valve at the cost of \$335

A Motion was made by Art and seconded by Paul to approve the \$335 to have the flush line installed. **Motion passed 5-2 with Sam and Eric voting No.**

Unfinished Business:

Owner Comments: Jeri reported that she and Alice will co-chair the social committee

Meeting was adjourned at 10:55AM.

The Next Board Meeting: April 21, 2022 at 10AM

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