



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, April 21st 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, Eric Dobis - VP, Art Bacon – Secretary and Sam DeAngelo were present. Brian Rivenbark was present from Sunstate Management group.

Paul King & Jim Larr – Asst. Treasurer were absent

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

PRESIDENTS REPORT: No Report

a. ARB Requests:

850/852 Bayport - painting Banana Crème stucco, Distance Blue Garage doors and accents

436/438 Pendleton Dr – painting Gray Cloud stucco, Rocky River, Garage door and shutters, Door trim and trim alabaster gutters and downspouts

486/488 Pendleton PI – reroof with Silver Birch

402 Pendleton Dr - Window replacement GJC Company 8 Windows

A MOTION was made by Eric and seconded by Howard to approve the discussed ARB applications. **Motion passed unanimously**

b. Sales Applications: None

TREASURERS REPORT: As Attached Howard reported from the March 2022 Financials. The Centennial Money Market account can be transferred to Liberty Money market at 1%. The First Horizon CD ending in 3497 is being charged 5\$ per month for inactivity

A MOTION was made by Howard and seconded by to start transferring \$25 per month to the First Horizon CD ending in 3497 to eliminate the \$5 per month charge on the inactivity on that CD.

COMMITTEE REPORTS:

- a. **Landscaping** – Rob Hicken reported for Linda Lewis. The Landscape Committee met with Polk regarding the sod replacement, bug infestation, the pesticide used and irrigation.
- b. **Roof & Paint** – No report
- c. **Irrigation** – Sam reported for Jim. Work orders – 6 work orders have been completed. Art stated that he believes that no money should be spent at this time on irrigation projects. Eric stated that there is living moss forming in the pipes. This affects all communities in the area. Eric recommended using Hoover pumps to correct the issue.
- d. **Pool** – The pool plumbing has been repaired but the electrical for the plumbing will need to be repaired. The cost of the electric should be around \$250.

A Motion was made by Sam and seconded by Eric to approve \$500 for the electrical repair. 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 118 that have submitted the insurance.
- f. **Hearing Panel** – 813 Bayport has been fined for the broken garage door. A self-help letter will also be sent out to 813 Bayport repair the garage door and remove the dead tree in the back of the unit. 510 Pendleton PI has received three letters to paint the back door.
A MOTION was made by Eric seconded by Art to send the self-help letter to 813 Bayport for the garage door replacement/repair and the dead tree removal in the back yard. **Motion passed unanimously**
A Motion was made by art seconded by Eric to impose a fine on 510 Pendleton PI for noncompliance on painting the back door of the lanai area. **Motion passed unanimously**
- g. **Welcome – No report**
- h. **Social** –The Social Committee the last potluck will be on April 30th at 5PM sign up sheet is on the Board.

New Business: None

Unfinished Business: None

Owner Comments: Owner asked if there is price for the re-sodding of the first two homes. Art stated the pallets of sod will be at \$500 per pallet.

Meeting was adjourned at 11:21AM.

The Next Board Meeting: May 19th , 2022 at 10AM

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