



# The Villas of Chestnut Creek

Board of Directors Meeting  
Thursday, May 19<sup>th</sup> 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, Jim Larr asst. treasurer, and Sam DeAngelo were present. Brian Rivenbark was present from Sunstate Management group.

Paul King & Eric Dobis - VP were present via phone conference

Art bacon was absent

**APPROVAL OF MINUTES:** **MOTION** made by Sam and seconded by Eric to approve the April 21<sup>st</sup>, 2022 Board meeting minutes with Corrections. **Motion passed unanimously.**

## **PRESIDENTS REPORT: No Report**

### **a. ARB Requests:**

- |                              |  |
|------------------------------|--|
| <b>420 Pendleton Drive</b>   | Paint one stucco wall with matching Light Cream color & a concrete slab for the backyard |
| <b>460/462 Pendleton Ct.</b> | Reroof with Silver Birch   |
| <b>486 Pendleton Place</b>   | Replace garage door and repaint with Pendleton colors                                    |
| <b>496 Pendleton Pl.</b>     | Install Curb-it Owner will be notified to mark irrigation                                |
| <b>408 Pendleton</b>         | stain the driveway with the approved color   |

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

- ### **b. Sales Applications:** 418 Pendleton - Haley 875 Bayport – Fuleki

**A MOTION** was made by Jim and seconded by Howard to approve the sales application for 875 Bayport. **Motion passed unanimously**

**TREASURERS REPORT:** As Attached Howard reported from the April 2022 Financials.

**A Motion** was made by Jim and seconded by Sam to accept the treasurers report. **Motion passed unanimously**

## **COMMITTEE REPORTS:**

- ### **a. Landscaping** – Linda Lewis reported that the committee recommended vetting a new fertilizer & pest control company for VCC. Jim Larr volunteered to be the liaison for the landscape committee. There is a large dead pine tree at plat 3 that needs to be removed. The proposal from Terry Polk is \$700 to flush cut the pine tree.

**A Motion** was made by Sam and seconded by Paul to remove the dead pine for \$700. **Motion passed unanimously.**

Artistree is not hard edging the custom curbing on the property. Artistree is not doing the hard edging due to damage that is happening on the custom curbing. The Board stated that Artistree needs to be held to their contract to hard edge all of the areas in VCC.

Linda reported that it the time of year to do the power washing to the sidewalks.

A **Motion** was made by Sam and seconded by Eric to allocate \$3000 toward the 2022 pressure washing. The contractor will need to use the wells water from the well. **Motion passed unanimously**

- b. **Roof & Paint** – No report
- c. **Irrigation** – Jim reported that there were 10 work orders were submitted and completed. Jim stated that he has talked with the irrigation company regarding the irrigation along Pendleton Dr. The filter issue is still filling up with algae. Jim believes the 4 inch line may be broken somewhere causing low pressure. Jim suggested having the line videoed and jetted. Jim recommended getting a new irrigation provider.
- d. **Pool** – Linda Fogerty reported that the pool area has been cleaned including the parking lot and sidewalk and furniture. The pool temperature has been high, Linda will get that corrected.
- e. **Homeowner insurance Review** – Jerry reported that she has reviewed the Assoc. insurance policies. Jerry reported there are 12 owners that will need to submit their insurance. There are 106 out of homes out of 118 that have submitted the insurance.
- f. **Hearing Panel** – No action needed from the Board
- g. **Welcome** – Waiting on the new owner on Bayport.
- h. **Social** – Alice stated that there should be some activities in September

#### **New Business:**

- a. **Hoye Lift for Pool:** Owners son presented to the Board the need to provide and install a pool lift. The lift is ADA compliant. There is no electric needed it works on a 24 volt battery and can also be powered by solar, the solar option is \$395. The lift is only 24 inches wide when not in use. It is not that large. The quote is \$5848.00 to install the lift and includes training on how to use the lift. The location recommendation is at the lowest area of the pool.  
**A MOTION** was made by Sam and seconded by Paul to approve the expenditure of \$5848 plus the \$395 for the solar install on a new pool lift to be expensed form the unrestricted reserve fund. Motion passed unanimously
- b. **Resodding of Lawns:** Jim reported that he has asked the landscapers to give a quote for the front area on Pendleton to be resodded. This would be a pilot experiment for the install of sod. Pesticide application will be needed prior to the sod install. The irrigation will need to be checked as well.  
**A MOTION** was made by Paul and seconded by Jim to assess the sod issue with an outside vendor to identify what is causing the sod to die. Motion passed unanimously

**Unfinished Business:** None

#### **Owner Comments:**

Owner suggested that the meetings be changed to another day than Thursday at 10AM. The Board did not agree to change.

Owner asked about the water heater and cooler for the pool. Linda stated that it is difficult get plumbers to come out for a small job. Linda will follow up on the issues.

Meeting was adjourned at 11:11AM.

**The Next Board Meeting:**, September 22<sup>nd</sup> 2022 at 10AM

Respectfully Submitted,  
Brian Rivenbark/CAM

For the Board of Directors