



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, October 20th 2022 at 10:00 AM.
VCC Gazebo

CALL TO ORDER AND PROOF OF NOTICE: 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, Secretary Lisa Scrafford, Paul King, & Sam DeAngelo were present. Brian Rivenbark was present from Sunstate Management group.

Eric Dobis - VP were present via phone conference

Jim Larr asst. treasurer was absent

There was a presentation from a Will Burke from Hotwire for internet and cable there was also a q & A session.

Alice Kienitz stated that the Master has spent over \$100,000 for the hurricane cleanup. The money for this cleanup has been used up. For next year's budget there will not be any pressure washing, mulching or sod replacement. The dues will not be raised next year. There will be a special assessment though which could be \$300 per household. There is one estimate for trimming on the Blvd at \$50,000. Estimates are being requested for the work that has to be done now. The documents amendment will go out his month. Discussion was had regarding the special assessment and the document amendment.

APPROVAL OF MINUTES: MOTION made by Sam and seconded by Jim to approve the September 22nd , 2022 Board meeting minutes with Corrections. **Motion passed unanimously.**

PRESIDENTS REPORT: No report

ARB Requests:

450/452 Pendleton Ct.- Re-roofing with CertainTeed "Silver Birch" Shingles

534 Pendleton Dr.- Pavers and concrete pad 10 x 10 behind patio

868/870 Bayport Cir.- Paint stucco, option #4 (Green, Alabaster, Undersea colors)

Art Bacon agreed to volunteer to the ARB Committee as consultant only

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

Sales Applications: None

TREASURERS REPORT: As Attached to these corporate documents Howard read from the September 2022 monthly financials.

A MOTION was made by Sam and seconded by Paul to approve the Treasurers Report. **Motion passed unanimously**

COMMITTEE REPORTS:

- a. **Landscaping** – Linda Lewis reported that there has been discussion on a new lawn care company. The new lawn care company is proactive. There is a granular fertilizer that is applied. The company is called Lawn Care Extraordinaire. Thanks to the Board and the Grounds Committee for the communication. The recommendation from the Committee is to not wait to have the debris cleanup up ASAP. This is a safety issue and will cause damage to the sod. Brian will reach out to landscapers for the cleanup prices
- b. **Roof & Paint** – No report
- c. **Irrigation** – Rich reported that there are some outstanding invoices from Artistree, and Hostetler repair work is still on hold until the hurricane debris is removed. Howard recommended that they could make repairs in areas where there is no debris.
- d. **Pool** – Linda Fogerty reported the pool is up and running. There is a company coming this afternoon to clean the pool area. Linda thanked all of the volunteers for helping to get the pool furniture tied up before the storm. The toilets have all been re-piped. The new filters for the heaters have been installed.
- e. **Homeowner insurance Review** – Jeri reported 14 policies that are coming due in October.
- f. **Hearing Panel** – Jane reported the hearing panel meeting on September 13th 510 Pendleton Pl has been fined. The Board needs to decide to lien on the home at 510 Pendleton and 813 Bayport.
A MOTION was made by Paul and seconded by Lisa to place a lien on 813 Bayport. **Motion passed unanimously**
A MOTION was made by Sam and seconded by Lisa to place a lien on 510 Pendleton Pl. **Motion passed unanimously**
The Board agreed to hold off on compliance until January or until the debris is cleaned up
- g. **Welcome** – No report
- H. **Social** – Alice stated there will be a Halloween party. There will also be a 50/50 and White elephant. There will be a Veterans Day party as well.

New Business:

Discussion was had regarding disputes between roof mates on roof repairs.

Unfinished Business:

Discussion was had regarding the updating of the pool sign to indicate the pool use times.

Discussion was had regarding the Bocce ball ct and Howard stated that the court is not used but does need to be resurfaced.

Paul stated that the Board could consider changing the time of the Board meetings to accommodate the residents schedules.

Owner Comments:

Meeting was adjourned at 11:58AM.

The Next Board Meeting: November 17th 2022 at 10AM

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