



The Villas of Chestnut Creek

Board of Directors Budget Meeting
Thursday, November 17th 2022 at 10:00 AM.
Jacaranda Library

CALL TO ORDER AND PROOF OF NOTICE: Lyle Kienitz called the meeting to order at 10:08 AM. Notice was posted per Florida Statute 720.

QUORUM: Present - Lyle Kienitz - President, Howard Grubb - Treasurer, Lisa Scrafford - Secretary, Jim Larr – Assist. Secretary & Sam DeAngelo were present. Brian Rivenbark was present from Sunstate Management group.

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

APPROVAL OF MINUTES: **MOTION** made by Sam and seconded by Howard to approve the October 20th , 2022 Board meeting minutes with Corrections. **Motion passed unanimously.**

PRESIDENTS REPORT: No report

ARB Requests:

1. **534 Pendleton Dr.** Pavers creating a 10 x 10 patio
2. **802 Bayport Circle** Replacement Garage Door
3. **845/849 Bayport Circle** Re-roof GAF "WeatheredWood"
4. **868/870 Bayport Circle** Re-roof Certaineed"SilverBirch"
5. **868 Bayport Circle** Window Replacements
6. **872/874 Bayport Circle** Re-roof GAF "WeatheredWood"
7. **885/887 Bayport Circle** Re-roof GAF "WeatheredWood"
8. **500 Pendleton Dr** Replacing garage Door
9. **844 Bayport** Privacy Fence –
10. **440 Pendleton Dr** Privacy Fence –

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

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

Sales Applications: Revised - 508 Pendleton closing – KosaKiewicz

A **MOTION** was made by Sam and seconded by Howard to approve the sale of 508 Pendleton. **Motion passed unanimously**

TREASURERS REPORT: As Attached to these corporate documents Howard read from the October 2022 monthly financials. The fall application from Lawn Care Extraordinaire. Discussion was had regarding pooling the reserves. The funds will need to be designated to an unrestricted reserve account indicated on the 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 there was a work session from the Grounds Committee. Linda asked the Board to visit the Bayport and Pendleton common areas. These areas need to get back to regular maintenance. For Artistree to do a cleanup would be at \$300 per crew per hour and \$600 haul fee for each load. The irrigation line to lake 17 will need to be repaired prior to the cleanup in those areas. The two Board members will be Howard and Lisa to assist with a walk through of the areas.

A MOTION was made by Sam and seconded by to approve a do not exceed amount of \$15,000 to Artistree for the common area cleanup at Bayport sidewalk and Pendleton sidewalk to the gazebo. **Motion passed unanimously**

- b. **Roof & Paint** – Lyle reported that he received a letter from an owner that said the flashing cannot be painted. Art Bacon stated that Sherwin Williams does make a paint that will not flake off of the flashing.
- c. **Irrigation** – Jim reported that Hostetler has started the irrigation repair. The repair on the clock was completed by Artistree but the irrigation times were incorrect. Hostetler stated that it was correct. Eventually this incorrect timing burned out the capacitors. Jim contacted Lang Irrigation who can repair this but needed to order the parts. Lang can repair on December 5th. A person named Harvey can also do the repair. Lengthy discussion followed regarding the pump and clock repair.
- d. **Pool** – Linda Fogerty reported the pool is working just fine. Eric stated that there were two proposals to evaluate the lights on the deck system at \$650 the other proposal was at \$550. Eric stated that the proposal was from an engineering firm. They would evaluate what needs to be upgraded to current equipment. All of the equipment is outdated.

A MOTION was made by Eric and seconded by Sam to approve the \$550 for the engineering evaluation. **Motion passed unanimously**

- e. **Homeowner insurance Review** – Jeri reported 12 policies that are coming due at the end of November. Letters will be sent December 1st
- f. **Hearing Panel** – Jane reported that 510 and Pendleton and 813 Bayport. A recommendation was made to the Board to fine the owner at 813 Bayport to fine for the light post being out and needing repairs.

A MOTION was made by Howard and seconded by Jim to impose a fine of \$100 per day not to exceed \$2000 in aggregate for the light post repair issues. **Motion passed unanimously.**

Notices have been sent to the homes on Pendleton and Bayport regarding the flashing. Discussion followed regarding the flashing.

- g. **Welcome** – No report

H. Social – Alice stated there will be a Christmas party at Applebee's on December 10th at 4:00PM. There will be a potluck in January.

New Business:

Bulletin Board: Lyle stated the has a price of \$600 each for two bulletin boards. It would be a total of \$1200

A MOTION was made by Howard and seconded by Sam to approve the two bulletin Boards at \$1200 with Howard installing the billboards. **Motion passed unanimously**

Discussion & Vote on the 2023 proposed annual budget: Jim presented the revised 2023 budget at \$180 per month. A **MOTION** was made by Jim and seconded by Sam to approve the 2023 annual budget at \$180 per month. **Motion passed unanimously.**

Unfinished Business: None

Owner Comments: Owner asked when the tree in the lake at Bayport will be removed. Sam stated the tree is scheduled for removal for the 23rd. Brian stated there was an issue with scheduling the crane. Discussion followed regarding the tree and the responsibility of the Master Association.

Owner stated that the company that puts the flags down for the curbing now charges \$125

Meeting was adjourned at 12:05AM.

The Next Board Meeting: 2022 December 15th at 10:30AM

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