



# The Villas of Chestnut Creek

Board of Directors Budget Meeting  
Thursday, December 15<sup>th</sup> 2022 at 10:30 AM.  
Jacaranda Library

**CALL TO ORDER AND PROOF OF NOTICE:** Lyle Kienitz called the meeting to order at 10:30 AM. Notice was posted per Florida Statute 720.

**QUORUM:** Present - Lyle Kienitz - President, Howard Grubb - Treasurer, Lisa Scrafford - Secretary, Jim Larr – Assist. Treasurer, Eric Dobis & Sam DeAngelo were present. Brian Rivenbark was present from Sunstate Management group. Paul King - VP was present via phone conference

**APPROVAL OF MINUTES:** **MOTION** made by Sam and seconded by Eric to approve the November 17<sup>th</sup> , 2022 Board meeting minutes. **Motion passed unanimously.**

**PRESIDENTS REPORT:** No report

**ARB Requests:**

408/410 Pendleton	Re-roof
484 Pendleton	Concrete patio
530/534 Pendleton	Re-roof
534 Pendleton	Lanai aluminum and screen replacement, also new front screened entry- aluminum framed
534 Pendleton	Replace gutter, downspout, soffit
802 Bayport	Replace six windows
841/843 Bayport	Paint option #6
868 Bayport	Skylights
876/878 Bayport	Re-roof
885/887 Bayport	Paint option # 6
450 452 Pendleton	Painting villa. The paint color is Roy Beige, trim is bright white and the shutters will be French grey

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

**A MOTION** was made by Sam and seconded by Lyle to adopt Roy Beige as a paint color that is acceptable to the painting pallet. **Motion passed unanimously**

**Sales Applications: Revised** - 422 Pendleton closing –

**A MOTION** was made by Sam and seconded by Howard to approve the sale of 422 Pendleton. **Motion passed unanimously**

**TREASURERS REPORT:** As Attached to these corporate documents Howard read from the November 2022 monthly financials. Howard also reported that the Duval check for \$8000 was voided and will need to be reduced to \$3000. Duval did not do the job they were asked to do for the hurricane cleanup.

**A MOTION** was made by Sam and seconded by Eric to pay Duval \$2000 toward the invoice and mark the check as paid in full. **Motion passed unanimously**

**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 after the last meeting the Board approved the cleanup of the common open areas on Bayport. The Committee met with Artistree. Artistree suggested to just cleanup the border area of the preserve areas. The other suggestion is to plant some plants such as arecas palms in another area.  
**A MOTION** was made by Howard and seconded by Sam to withdraw the \$15,000 expenditure from the previous meeting for the landscape improvements and adhere to Artistries’ suggestions. **Motion passed unanimously**  
**The landscape and irrigation committees met and discussed certain items**
- b. **Roof & Paint** – No Report
- c. **Irrigation** – Art Bacon reported that irrigation issues are ongoing. A pump and filter company suggested replacing the exterior filter and the lake filter. Re-pipe the exterior filter and run irrigation for a few days to see if that is the problem. Discussion followed regarding the irrigation pumps and filters.  
**A MOTION** was made by Sam and seconded by Lyle to approve the expenditure of up to \$6600 from the reserve fund to repair the lake and external filters. **Motion passed unanimously**  
Jim suggested to add these irrigation issue in the voice of the villas. Lisa sked when Hostetler to repair the irrigation heads. Art stated that the work is on hold.
- d. **Pool** – Eric reported that an electric company will be giving a quote to connect the water heater to the shower. Reported. Linda stated that volunteers are needed for the pool committee. There is a new cleaner to clean the bathrooms. Lyle stated that the fence repair is in process.
- e. **Homeowner insurance Review** – Jeri reported 3 policies that are coming due at the end of December. Letters have been sent. 813 Bayport has past due insurance.
- f. **Hearing Panel** – Jane reported that 510 Pendleton pl was fined for not painting his back door. He has since painted the back door. Sam suggested to remove the fine.  
**A MOTION** was made by Sam and seconded by Lisa to remove the \$2000 fine from 510 Pendleton. **Motion passed unanimously**  
Brian reported on the lien process for 813 Bayport.
- g. **Welcome** – No report
- H. Social** – Jeri reported the Applebee’s Christmas dinner went well. There will be a Valentines dinner on February 11<sup>th</sup> at Boca Royale the cost is \$35. Jeri read the menu. All of the payments will be collected by Jeri

**New Business: None**

**Unfinished Business: None**

**Owner Comments:**

Owner stated that he is happy about the color of the shutters. He asked how to get shutters to the homes on Bayport. An ARB would need to be completed. The Board would consider this. Brian stated in the interest of uniformity all of the owners would need to install shutters. The owner also asked how the damaged turf will be handled from the removal of the large oak. Art Bacon stated that the turf will need to be replaced. Art suggested to get an estimate from Terry Polk for the turf. The Board asked Art to get an estimate.

Owner asked how to resolve an issue if the roof-mate does not want to pay for a roof. Sam stated that the documents state that the units cannot have a half a roof replaced. Discussion was had regarding the roof-mate.

Art Bacon asked if the Board can appropriate \$600 to have a large debris pile removed at the end of Pendleton Dr. The Board agreed to appropriate \$600 for the removal of the debris pile.

Meeting was adjourned at 11:53 AM.

**The Next Board Meeting:** January 19<sup>th</sup> at 10:30AM

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