



# The Villas of Chestnut Creek

Board of Directors Budget Meeting  
Thursday, January 19<sup>th</sup> 2023 at 10:30 AM.  
VCC Gazebo

**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. Secretary, 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 December 15<sup>th</sup> , 2022 Board meeting minutes. **Motion passed unanimously.**

**PRESIDENTS REPORT:** No report

**ARB Requests:**

432/434 Pendleton	Re-roof
476 Pendleton	Replace garage door, paver replacement
822/824 Bayport	Paint exterior with Option # 1
853/863 Bayport	Re-roof
885 Bayport	Five Window replacements

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

**Sales Applications:**

None

**TREASURERS REPORT:** No Report

Discussion followed regarding the Duvall hurricane cleanup costs. Brian stated that he has contacted Duval and was given the contact information for the person at Duval. The Board agreed to get this issue resolved within seven days

**COMMITTEE REPORTS:**

- a. **Landscaping** – Art Bacon reported there is an estimate to grind the stumps and bird of paradise. Also around the Bocce court. This estimate is for \$1400. Eight stumps, four Bird of Paradise. The committee is recommending planting palms around the mailboxes in common area three. Paul stated that the common areas need to be kept clean and neat as per the Association declarations. Lengthy discussion followed regarding the maintenance and up keep of the common areas. Art Bacon reported the Master has accepted a bid to remove all the debris from

the ditches this will be done after the canopy road has had the hanging branches from the trees. This includes the trees along the ponds. Art reported that there is a lot of residents that are doing a lot of work on their property. This is helping with the beautification of the community. Art suggested upgrading the recreation area with new sod and mulch among other improvements.

**A MOTION** was made by Paul and seconded by Howard to re-evaluate the upgrades to the common area zones.

**Motion failed 4-2**

A **MOTION** was made Lisa by and seconded by Sam to approve the \$1450 to remove the 8 stumps and the four Bird of Paradises. **Motion passed unanimously.**

A **MOTION** was made to approve the plantings at the mailboxes. For \$600. **Vote Passed 5-1 with Paul voting no**

- b. **Roof & Paint** – No Report
- c. **Irrigation** –Art Bacon reported that the community has reduced the time by 50% for the winter. This is per the county watering requirements. The heads have been adjusted for maximum coverage. Art stated that residents should not be adjusting the heads on their own. There were a lot of broken heads that were replaced. Hostetler recommended an external filter. Art feels this is not necessary. Art has a call into Water Equipment Technologies for a new external filter. Art was offered a free john boat to access to clean the lake filter. Brian stated there could be an insurance liability regarding volunteers using a john boat to clean the filters in the pond.  
**A MOTION** was made by Sam and seconded by Howard to accept the offer for the free john boat to allow volunteers to clean the lake filters **Motion passed unanimously.**
- d. **Pool** – Eric reported that he has quotes for the extra lighting to allow for after dark swimming. The install will require engineering by an electric company. There will be four post lights installed for the lighting. The cost would be just under \$10,000. The Board agreed that the dawn to dusk time frame will continue. And there will be no swimming at night. The Board agreed for Eric to obtain a quote for the heating of the pool shower. Linda Fogarty reported that the owners need to clean up after themselves after the pool area. Linda stated that the pool stair handles will need to have covers installed. Discussion followed regarding developing a Rules and Regulations Committee. Jerry Haas, Dawn Gerber and Palagonia volunteered to be on this committee. Lisa Scafford will be the Board liaison for the Rules and Regulations Committee.
- e. **Homeowner insurance Review** – Jeri reported there are 114 homes are in compliance 4 policies that are coming due at the end of January. 813 Bayport has been sent to the Attorney for collections as of January 12<sup>th</sup>
- f. **Hearing Panel** – Jane reported 813 is with the Attorney as Brian reported. 813 has not submitted to there insurance policy.
- g. **Welcome** – No report.
- H. **Social** – Jeri reported there is a potluck this Saturday at 4PM the Committee is still looking for location for valentine's day dinner

**New Business:**

**Cleaning in Common areas in Bayport:** This was covered under landscape report.

Lisa reported that the Website directory will need to be updated. Alice will send her the information.

**Unfinished Business:**

**Discussion on wireless provider company:** Lyle asked the Board if there was any further interest in changing providers. Eric stated he recently switched to Frontier and is cheaper than comcast. The discussion was tabled

**Owner Comments:**

Owner stated he is concerned about the surroundings on the property of his unit. There was an orange tree that fell during the storm. It broke irrigation lines. The tree was removed. The broken irrigation pipe was removed. He stated

that someone for the Board told him he needed to pay for the pipe. Will the landscape company come back and install sod or seed where the trees fell. Art stated that the owners are responsible for damage to irrigation caused by fallen trees. Art went on to answer that the Villas is responsible for the sod to the rear corner of the backyard. Jim Larr stated that the Master Association should reimburse the Villas for the large tree removal. Owner asked what color to paint the side of the garage. Howard stated it is brown. Owner asked if the residents can get a copy of the minutes. They are on the website.

Meeting was adjourned at 12:12 AM.

**The Next Board Meeting:** February 16 at 10:30AM (annual Meeting)

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