

THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.

A Corporation Not-for-Profit

Organizational Board Meeting

Immediately following the Annual meeting

February 16, 2023

The meeting was called to order at by Brian Rivenbark immediately following the annual meeting at 11:05AM

Notice was posted in accordance with statute 720

New Business: Election of officers

A **MOTION** was made by Lyle and seconded by Sam to nominate Jim Larr as President, Lisa Scrafford as Vice President /Secretary, Howard Grubb as Treasurer, Eric Dobis, Paul King, Sam DeAngelo and Lyle Kienitz as directors. **Motion passed unanimously.**

ARB Requests

436 Pendleton Dr – Extend back patio.

807 Bayport Cir.– new roof Weathered GAF

A **MOTION** was made by Sam and seconded by Lyle to approve the ARB requests as presented. **Motion passed unanimously.**

Approval of Minutes: A **MOTION** was made by Lyle and seconded by Sam to approve the minutes of January 19th 2023. **Motion passed unanimously.**

Sales Applications: NONE

Treasurer report: As attached to these corporate documents Jim Larr read from the January 2023 financials. Howard reported the CD from Liberty Bank became due and the money was transferred on 2/9/23 to Synovus Bank for 13 months @4.6% APY.

A **MOTION** Was made by Sam and seconded by Paul to approve the treasurers report. **Motion passed unanimously.**

Committee reports

Landscaping - Linda Lewis reported that Art Bacon has taken on the role as Chairperson. Art reported that 8 new areca palms were planted. They are located behind the pool, there were 7 trees planted on tract 3. The community gets watered twice per week. Discussion followed regarding the watering times. The Master Association denied reimbursement for the cost of the tree removal on the Bayport Pond. Discussion followed regarding the reimbursement for the removed tree.

A **MOTION** was made by Paul and seconded by Lisa to have the VCC Attorney send a demand letter to the Master Association to reimburse Villas at Chestnut Creek. **Motion passed unanimously.**

A **MOTION** was made by Paul and seconded by Lyle to send a bill to the two residents for the removal of the stump at 877 & 875 Bayport Circle. **Motion passed unanimously.**

The Board agreed to spend \$400 for new mulch

Roof & Paint No Report

Irrigation – Reported at annual meeting.

Pool – Linda Fogerty ordered the handrail sleeves for the pool steps. Linda also reported that she has been in contact with one cleaning business but most of them don't want to do small jobs.

Rules & Regulations – Lisa reported that the Ad-hoc committee met and will have a report next month.

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Homeowner insurance Review – Jane reported for Jeri. 114 owners submitted insurance. There are two homes that have not submitted the insurance and are in violation of the VCC declarations.

Hearing Panel – Jane reported that two homes have not submitted their insurance they are 813 and 862 Bayport and are in violation.

MOTION was made by Sam and seconded by Paul to impose a fine of \$100 per day not to exceed \$1000 in aggregate for 813 Bayport for not providing insurance information as per the VCC Declarations. **Motion passed unanimously.**

MOTION was made by Sam and seconded by Paul to impose a fine of \$100 per day not to exceed \$1000 in aggregate for 862 Bayport for not providing insurance information as per the VCC Declarations. **Motion passed unanimously.**

Welcome – No Report

Social - there is a BBQ on March 5th

New Business: Lyle stated that he would like to have VCC succeed from the Master Association. The board discussed and determined that this can not be done as per the Master Association documents.

A **MOTION** was made by Lyle and seconded by Paul to contact the Associations Attorney research the option to succeed from the Master Association. **Motion passed unanimously.**

Unfinished Business: Brian will get 2 quotes for repair of the tennis court fence.

Owner Comments

Owner asked why the monthly dues went up. Jim answered that there were new contracts installed and the cost for these contracts were more than the previous contracts. The previous vendors were not doing their jobs well.

Discussion followed regarding the Master Association special assessment.

A **MOTION** was made by Eric and seconded by Lyle to discuss the shingle color issue for Pendleton & Bayport will be discussed at the next Board meeting. **Motion passed unanimously.**

Discussion followed regarding the Master Association email communication.

Adjourn: **Meeting was adjourned at 12:15PM**