



The Villas of Chestnut Creek

Board of Directors Budget Meeting
Thursday, March 16th 2023 at 10:30 AM.
Jacaranda Library and Via Zoom

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

QUORUM: Present – Jim Larr - President, Howard Grubb - Treasurer, Lisa Scrafford – Vice President/Secretary, Paul King, Eric Dobis, Lyle Keinitz & Sam DeAngelo were present. Brian Rivenbark was present from Sunstate Management group.

APPROVAL OF MINUTES: **MOTION** made by Howard and seconded by Lisa to approve the February 15th 2023 Board Organizational meeting, 2023 Board meeting minutes. **Motion passed unanimously.**

PRESIDENTS REPORT: No report

ARB Requests:

478 Pendleton - replacing windows and front doors.

466 Pendleton – Painting the lanai bronze and garage door grey cream.

420/422 Pendleton - Art reported that he has a letter that the roofer will not install exterior flashing on the roof.

488 Pendleton – Art stated there was a request for a new pergola. The pergola will be against the building not attached. It appears this will be a screened in lanai with 2x4 construction. After discussion the owner withdrew the ARB request.

410 Pendleton - new paint on siding – this has already been approved.

A MOTION was made by Eric and seconded by Sam to approve the discussed ARB applications at 478 & 466 Pendleton as presented. **Motion passed unanimously.**

A MOTION was made by Sam and seconded by Howard to approve the discussed ARB application at 420/422 Pendleton as presented. **Motion passed unanimously.**

Sales Applications:

None

TREASURERS REPORT: As attached to these corporate documents Howard reported from the February 2023 Financials Discussion was had regarding adding a line item to the reserve schedule as restricted funds that would come out of the Capital reserve line item. The amount to be transferred is \$125,000.

Howard reported that the Association is currently over budget.

A MOTION was made by Howard and seconded by Sam to adjust the allowance for bad debt to reduce the bad debit from \$11,000 to \$2,000. **Motion passed unanimously.**

A MOTION was made by Jim and seconded by Paul to approve the February 2023 treasurers report. **Motion passed unanimously.**

COMMITTEE REPORTS:

- a. **Landscaping** – Art Bacon reported. Art asked to get estimates for the re-sodding on the sidewalks between the roads and the homes in certain areas. The Board stated he did not need to get Board approval for sod replacement proposals. Discussion followed regarding the watering restrictions from the county.
- b. **Roof & Paint** – No Report
- c. **Irrigation** – Art reported that he is very pleased with Hostettler.
- d. **Pool** – No Report
- e. **Homeowner insurance Review** – Jeri reported there are 112 homes are in compliance.
- f. **Hearing Panel** – Jane reported. 862 Bayport has stated he will be sending in his insurance. The next hearing panel will be having a meeting to fine 813 Bayport for lack of proof of insurance
A MOTION was made by Eric and seconded by Paul to fine 484 Pendleton PI \$100 per day not to exceed \$2,000 in aggregate for failure to provide proof of insurance. **Motion passed unanimously.**
- g. **Welcome** – No report.
- H. **Social** – Jeri reported there is a Gathering on April 1st (BYOB) the sign up is at the pool.

New Business:

Discussion on Shingle Colors for Bayport and Pendleton: Art presented the ARB for 514/516 Pendleton. The issue is that one of the roof mates does not want to replace the roof. Sunstate sent a violation letter to the owner. The VCC declarations state that the entire roof would need to be replaced. The Board asked Sunstate to send the letter again certified.

Rules and Regulations update: Lisa stated that the ad hoc committee for the rules & regulations, Lisa stated that there is a form for guests to complete when they stay at an owners home when the owner is not present that should be included in the rules and regulations. The discussion was tabled.

Discussion followed regarding the proposed Rules and Regulations as presented. Lisa will make updates with the committee and present to the Board at the next regular meeting.

Unfinished Business:

Update on Demand letter for Master Association: Sam reported the letter was sent. Sam stated **the meeting was shut down due to numerous Villas comments and questions at the** Chestnut Creek Master Association meeting.

Update on billing owner for the Stump removal at 877 & 875 Bayport: The stump removal was not separated on the invoice for the tree removal. This discussion was tabled until the next meeting

Attorney Opinion on VCC to Secede from the Master Association: The Attorney expressed that the VCC association could not Secede from the Master.

Owner Comments: None

Meeting was adjourned at 12:06PM.

The Next Board Meeting: April 20th at 10:30AM

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