



# The Villas of Chestnut Creek

Board of Directors Budget Meeting  
Thursday, April 20th 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, Paul King, Eric Dobis, Lyle Keinitz & Sam DeAngelo were present. Brian Rivenbark was present from Sunstate Management group.

Lisa Scrafford – Vice President/Secretary was absent

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

**PRESIDENTS REPORT:** No report

#### **ARB Requests:**

**824 Bayport Cir. - New windows, patio and front doors**

**863 Bayport Cir. - New tile in front entry**

**A MOTION** was made by Lyle and seconded by Sam to approve the discussed ARB application at 824 & 863 Bayport as presented. **Motion passed unanimously.**

#### **Sales Applications:**

**530 Pendleton Dr - approval in progress**

**TREASURERS REPORT:** As attached to these corporate documents Howard reported from the March 2023 Financials.

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

#### **COMMITTEE REPORTS:**

- a. **Landscaping** – Art Bacon reported. The tree that was leaning at 864 Bayport will be taken down today. The landscaping at 488 & 486 has received approval to be replaced the Master assoc. will pay for this. Pendleton has a problem with Sedge. The fertilizer company stated that they do not treat the sedge as per their contract. Jim will contact the fertilizer company. Art stated that to resod at 402,404 and 530 Pendleton dr. it would take 9 pallets of sod at \$450 per pallet. The total is \$4,050.00. Art requested to add two more pallets to be paid by the donation of \$1000 that was provided a few months ago.  
**A MOTION** was made by Paul and seconded by Sam to approve the replacement of the sod at **402,404 and 530 Pendleton Dr** **Vote passed 3-2 with Howard abstaining.**
- b. **Irrigation** – Art reported. Hostetler will be evaluating the irrigation system for adding an external manual filter on the exit of the irrigation pump with a gauge that will show the pressure of the incoming and outgoing water. Art stated that more stations and valves are needed. Lengthy discussion followed regarding the irrigation system overhaul.

- c. **Pool** – Linda Fogerty reported that the pool is running efficiently. A resident has volunteered to clean the pool furniture. The pool deck is starting to crack and may need to be looked at in the near future.
- d. **Homeowner insurance Review** – Jeri reported there are 113 homes are in compliance.
- e. **Hearing Panel** – Jane reported.  
A **MOTION** was made by Lyle and seconded by Sam to fine 813 Bayport \$100 per day not to exceed \$2,000 in aggregate for failure to repair the light post. **Motion passed unanimously.**  
A **MOTION** was made by Lyle and seconded by Sam to fine 818 Bayport \$100 per day not to exceed \$2,000 in aggregate for failure to provide proof of insurance. **Motion passed unanimously.**
- f. **Welcome** – No report.
- H. **Social** – Jeri reported nothing planned for May. This Summer there may be a brunch and function in Fall.

#### **New Business:**

##### **Discussion on Summer Board Meeting Schedule:**

Discussion was had regarding the summer meeting schedule. The Board agreed to have the meetings over the Summer.

**Fertilization:** Paul reported that he researched another fertilizer company. This will be tabled until the next meeting.

#### **Unfinished Business:**

**Update on Demand letter for Master Association:** Sam reported the letter was sent. The Master Association made an offer to pay \$1000. Sam countered that VCC will reply after the Board meeting. Sam suggested to withdraw the Attorney and have the VCC Board negotiate with the Master Board directly. Jim suggested going to mediation.

A **MOTION** was made by Lyle and seconded by Sam to withdraw the Attorney and negotiate with the Master Board directly. **Motion passed unanimously.**

**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. Sam stated that the owners should not be billed for this because it can't be assumed that the stump is on their land.

A **MOTION** was made by Sam and seconded by Paul to not invoice the owners for the stump removal. **Motion passed 5-1 with Lyle voting no.**

##### **Vote to Adopt the new updated Rules and Regulations:**

Lyle stated that the Association should not have too many rules.

A **MOTION** was made by Lyle and seconded by Paul to approve the rules and regulations as amended. **Motion passed unanimously.**

#### **Owner Comments:**

Owner stated that he is on auto pay and should not be sent a bill. Discussion followed regarding the billing process.

Membership thanked Alice for the directory and thanked Lisa and John for the help with the rules & regulations.

Acknowledgements also went out to Linda Lewis and Art Bacon for all the work they **do** for the community. Maire was thanked for the voice of the villas.

Paul stated that the Venice Golf and Country club will repair the fence after the Association cleans the area up.. Paul asked why the trees along tract 3 were not removed?

Howard stated that there are 2 CD's that are to be renewed on May 1<sup>st</sup> Howard is hoping to get

A **MOTION** was made by Paul and seconded by Sam to give Howard the authority to move money to the highest interest rate for the CD's coming due. **Motion passed unanimously.**

Meeting was adjourned at 11:47

**The Next Board Meeting:** May 18<sup>th</sup> at 10:30AM

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