



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, May 18th 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 & Sam DeAngelo were present. Brian Rivenbark was present from Sunstate Management group.

Lyle Keinitz and Eric Dobis were absent

APPROVAL OF MINUTES: **MOTION** made by Howard and seconded by Sam to approve the April 20th 2023 Board meeting minutes. **Motion passed unanimously.**

PRESIDENTS REPORT: Jim reported that there is a new A/V system that is set up in the Library for the zoom meeting

ARB Requests:

410 Pendleton vinyl siding replacement
400/402 Pendleton – new roof
420 Pendleton – Gutters and soffits
434 Pendleton – New patio & front door
816/818 Bayport – New roof
824 Bayport – landscape curbing
840/842 – Exterior painting
844 Bayport – Sash & Sill
880 Bayport new roof
870 Bayport – new gutters
860 Bayport – new front window
850/852 – New roof

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

Sales Applications:

843 Bayport circle – Approved.

A MOTION was made by Jim and seconded by Sam to approve the sale of 843 Bayport circle. **Motion passed unanimously.**

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

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

COMMITTEE REPORTS:

- a. **Landscaping** – Art Bacon reported. He is currently looking for another landscaping company. Brian suggested that an RFP is developed. Brian suggested a few companies that he has had success within other associations.
- b. **Irrigation** – Jim presented proposals to redistribute the Pendleton stations. Art stated that there is good pressure but there is not the proper coverage for overlap. The total amount for this proposal is \$9,416.92. Discussion followed regarding the proposal.
A MOTION was made by Lisa and seconded by Jim to approve the proposal from Hosttetter in the amount of \$9,416.92 to be expensed from the irrigation line item in reserves. **Motion passed unanimously.**
- c. **Pool** – No Report.
- d. **Homeowner insurance Review** – Jeri reported there are 109 out of 118 homes are in compliance for insurance.
- e. **Hearing Panel** – Jane reported. There is one home up for fining 878 Bayport for lack of proof of insurance. Jane reported that the Association Attorney has recommended to proceed with an Association foreclosure on 813 Bayport.
A MOTION was made by Lisa and seconded by Sam to fine 878 Bayport \$100 per day not to exceed \$2,000 in aggregate for failure to proper owners insurance. **Motion passed unanimously.**
A MOTION was made by Sam and seconded Lisa to move forward with the Association foreclosure on 813 Bayport. **Motion passed unanimously.**
- f. **Welcome** – No report.
- H. **Social** – Jeri is working on scheduling a social dinner in the future.

New Business:

Hotwire cable & Wi-Fi Proposal: Jim presented a spreadsheet showing the comparison between Hotwire and Comcast which included the internet speed, channel lineup, the number of boxes, DVR's, router costs. All components with Comcast would be \$144 per month and Hotwire would be \$114 per month. Lengthy discussion followed regarding the cable and internet. The Board agreed to send out an explanation survey to the community and posted on the website.

Complaint Process: Lisa reported that the Association could develop a group email that the Board could see, and the Committee chairs can act upon.

Unfinished Business:

Update on Demand letter for Master Association: Sam reported that the Association contacted the CCMA to meet regarding the cost of the tree removal. Jim & Sam met at the gazebo last Monday and reached a compromised. Jim reported that at the CCMA Board meeting. The CCMA maintains that the stump that was removed was on private property. The CCMA Board Voted on \$2100 to reimburse to VCC.

10 – Day Prior Submittal for ARB Approval: Sam stated it is reasonable for the 10-day period for submittal to allow the ARB Committee time to review that particular ARB. Lisa recommended putting this in the voice of the villas. **A MOTION** was made by Howard and seconded by Sam to adopt the rule to have a 10-day period that the owner needs to submit the ARB to the Committee prior to the next Board meeting. **Motion passed unanimously.**

Flashing to new Roofs – Needing to be Painted or Not: Art reported that last year this was discussed, and the Board agreed that the flashing would need to be the same color of the wall or paneling. There is no language in the declarations that this is required, this would be difficult to enforce as a violation. There is no action needed on this topic.

Owner Comments:

Owner asked if there will be a Board meeting next month. The Board stated that there is a tentative date of the third Thursday on the 15th of June.

Owner stated that the Association should consider Florida friendly landscape.

Meeting was adjourned at 12:02PM

The Next Board Meeting: June 15th at 10:15AM

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