



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, June 15th 2023 at 10:30 AM.
Jacaranda Library and Via Zoom

CALL TO ORDER AND PROOF OF NOTICE: Lisa Scrafford 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, Eric Dobis, Paul King, Lyle Kienitz & Sam DeAngelo were present. Brian Rivenbark was present from Sunstate Management group.

APPROVAL OF MINUTES: **MOTION** made by Sam and seconded by Lisa to approve the May 18th 2023 Board meeting minutes with corrections. **Motion passed unanimously.**

PRESIDENTS REPORT: No Report

ARB Requests:

804/806 Gutters

864/866 Roof

Art reported that any contractor needs to have a state license to do any work.

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

Sales Applications:

None

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

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

COMMITTEE REPORTS:

- a. **Landscaping** – Art reported on certain irrigation repairs. Art has called the pump company to check the pump. The electric panel and pump cover should be locked. Discussion followed regarding sod installation.
- b. **Irrigation** – No Report
- c. **Pool** – Linda reported that an owner purchased stands for pool noodles. The bathroom should be locked at night. Linda requested \$500 to purchase decorative pots with plants around the pool. **A MOTION** was made by Sam and seconded by Eric to approve \$500 to expense toward pots around the pool. **Motion passed unanimously.**
- d. **Homeowner insurance Review** – Jeri reported there are 111 out of 118 homes are in compliance for insurance.
- e. **Hearing Panel** – Jane reported. 878 Bayport – The Hearing Panel upheld the fines imposed by the Board in May 2023. Brian reported that the foreclosure process has been started for 813 Bayport.

f. **Welcome** – No report.

H. **Social** – Jeri is working on scheduling a Sunday Brunch.

New Business:

None

Unfinished Business:

Lisa stated that the Hotwire cable discussion will be tabled for the next meeting.

Owner Comments:

An owner asked residents to save empty water bottles for the potting of the plants.

Meeting was adjourned at 11:20 AM

The Next Board Meeting: July 20th at 10:15AM

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