



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, August 17th 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 & Sam DeAngelo. Eric Dobis, Paul King, & Lyle Kienitz were not present. Brian Rivenbark was present from Sunstate Management group.

APPROVAL OF MINUTES: **MOTION** made by Sam and seconded by Jim to approve the June 15th 2023 Board meeting minutes with corrections. **Motion passed unanimously.**

PRESIDENTS REPORT: Jim reported that Duval has presented a settlement of \$5000 for the hurricane cleanup. It was agreed that Jim Larr would contact Duval requesting the original check in the amount of \$2000 be returned to the VCC Board.

A MOTION was made By Sam and seconded by Jim to accept the \$5000 agreement payment to Duval. **Motion passed unanimously.**

TREASURERS REPORT: As attached to these corporate documents Howard reported from the July 2023 Financials. Howard reported that he opened up two new CDs with Achieva at 5.128% percent.

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

COMMITTEE REPORTS:

ARB – 416 Pendleton for window replacement

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

Sales Applications - none

Landscaping – Art reported there are numerous problems with Artistree, including damaging the curbing at the resident's homes. Artistree is now complying with the soft edging. Jim stated that the owners must get an estimate of the damage and present it to the Landscape committee or the Board who will present it to Sun State Management Co who will present it to Artistree for any possible reimbursement of the damages.

Sam stated that the contract states that the pond and lakes should be trimmed with a 2 ft barrier.

Art stated that the owners need to file all complaints to the Board rather than to him. Brian stated that the owners should file the complaints on the VCC website that goes directly to the Manager.

Art received a proposal from Blooming Landscape for mowing @ \$60,000 annually but they will not agree to blow patios. Jim stated that the Board is not ready to entertain proposals.

Jim reported that he and the landscape committee met with Lawn Care Extraordinaire and they will begin to provide a monthly breakdown of what is being applied. Sod installation by Terry Polk is continuing.

Irrigation – Art asked if the Board is happy with the irrigation system with Hostetler. The Board is satisfied. Art stated he

would like to replace two more valves. Art stated it should not exceed \$6000.

A **MOTION** was made by Jim and seconded by Sam to authorize \$6000 to be expensed from irrigation reserves for two valves in zone five and six. **Motion passed unanimously.**

Pool – No report

Homeowner insurance Review – Jeri reported there are 106 out of 118 homes are in compliance for insurance.

Hearing Panel – Jane reported. There are 4 homes up for fining. 510 Pendleton post light out, 536 Pendleton landscaping & insurance and 822 Bayport no insurance provided, 886 Bayport circle no insurance provided. It was confirmed that prior to fining a 3rd letter, certified with return receipt are being sent to homeowners.

A **Motion** was made by Jim and seconded by Sam to levy fines on the addresses presented in the report from the Hearing Panel. **Motion passed unanimously.**

The Hearing Panel recommended placing a lien on 878 Bayport for the fine that has been imposed.

The Hearing Panel recommended enforcing the CCMA restriction regarding the fencing or covering the AC units. Brian stated that these restrictions are only in the Master Association documents and cannot be enforced by VCC. The Board agreed that this is an issue for the Master Association to enforce.

Welcome – No Report

Social – No Report

New Business:

None

Unfinished Business:

Duval hurricane cleanup payment issue settlement: Discussed under Presidents report.

Lawn Care Extraordinaire - fertilizing/pest control. Review of other companies: Discussed under landscape report.

Hotwire – Jim to initiate an explanation and survey to the community: Jim stated that the comcast contract expires in July 2025. Hotwire would need to bring fiber optic cable to the community. Jim discussed the varying offers from the cable companies. Jim suggested it would be up to the Board to make the decision for the change rather than resident input. The comcast renewal is up July ,2025. This will be re-evaluated next year.

Resident communication - how do homeowners contact the Board with issues: Brian stated that the homeowners should submit all work orders on the Sunstate website. Lisa suggested adding this to the Voice of the Villas.

Owner Comments: None

Meeting was adjourned at 11:40 AM

The Next Board Meeting: September 21st at 10:30AM

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