



# The Villas of Chestnut Creek

Board of Directors Meeting  
Thursday, September 21<sup>st</sup> 2023 at 10:15 AM.  
Jacaranda Library and Via Zoom

**CALL TO ORDER AND PROOF OF NOTICE:** Jim Larr called the meeting to order at 10:24 AM. Notice was posted per Florida Statute 720.

**QUORUM:** Present – Jim Larr - President, Howard Grubb - Treasurer, Lisa Scrafford – Vice President/Secretary & Sam DeAngelo and Lyle Kienitz Present via Zoom - Eric Dobis. Not present - Paul King, was not present. Brian Rivenbark was present from Sunstate Management group.

**APPROVAL OF MINUTES:** **MOTION** made by Sam and seconded by Jim to approve the August 17<sup>th</sup> 2023 Board meeting minutes with corrections. **Motion passed unanimously.**

**PRESIDENTS REPORT:** Resignation of Paul King due to move out of state. Numerous board members and residents present acknowledged and thanked Paul for all his work on the Board and throughout the Villas of Chestnut Creek. A **MOTION** was made by Howard and seconded by Lisa to approve the resignation of Paul King from the Board of Directors. **Motion passed unanimously.**

**TREASURERS REPORT:** As attached to these corporate documents Howard reported from the August 2023 Financials. There is a discrepancy of irrigation expenses that came out of Capital reserves. It should have been expensed out of irrigation reserves.

A **MOTION** was made by Sam and seconded by Howard to re-allocate \$5864.41 to the irrigation reserves. **Motion passed unanimously.**

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

A **MOTION** was made by Lisa and seconded by to have the committees to keep a tally of the expenses for each committee. Motion was withdrawn

## **COMMITTEE REPORTS:**

**ARB – 460 Pendleton Ct – New gutters with leaf guard, the gutters have been approved with the gutters to be painted the same color of the house**

A **MOTION** was made by Sam and seconded by Lisa to approve the 460 Pendleton ct Gutter ARB applications as presented. **Motion passed unanimously.**

**460 Pendleton Ct – Remove tree and grind stump**

A **MOTION** was made by Sam and seconded by Howard to approve the 460 Pendleton ct Tree removal and stump grinding with the condition that sod be installed ARB applications as presented. **Motion passed unanimously.**

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

**844/848 Bayport Cir – CertainTeed birchwood shingle roof.**

A **MOTION** was made by Sam and seconded by Lisa to approve the 848 Bayport roof applications as presented. **Motion passed unanimously.**

**Sales Applications - none**

**Landscaping** – Art reported that the sod has been completed. Discussion followed on how much sod was used and paid for. Art will revisit this with Terry Polk. Howard as treasurer will review invoices paid to date and will report. The landscape committee will meet and review the Board’s recommended requirements for a landscape contract. Eric will provide past RFP for the committee. There was a lengthy discussion of potential mowing contractors and pricing. It was decided that upon rewriting of a mowing contract that it would be sent to Terry Polk for his acceptance. This could be voted on via email from Board members. A 30 day notice would need to be sent certified mail to Artistry once a new mowing contract was in place.

**Irrigation** – The upgrades have been completed and a filter has been added at the request of Hostettler. With volunteer work the filter cost \$100. The upgrade on the irrigation was beneficial for the health of the turf. The coverage is now much better. Jim reported that he has been working on a quote with Gardenmasters. The current provider applies 6 treatments of insecticide. The committee has asked Gardenmasters to only do two treatments on their proposal at a cost of \$15,600. ~~The cost will remain the same.~~ Art explained that the current fertilizer company charges extra for certain items. Discussion followed regarding the scheduled treatments. The discussion was tabled.

**Pool** – Eric reported that the county tagged the pool for 9 deficiencies. Eric explained the deficiencies. Discussion of the need to re-surface and re-engineer the filter system in 2024.

A **MOTION** was made by Eric and seconded by Howard to approve \$935 to correct the deficiencies to get the pool passed for inspection these funds will be expensed to the reserve account. **Motion passed unanimously.**

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

**Hearing Panel** – The Hearing Panel was not able to meet in September but will be meeting in October. 878 Bayport has been fined. 450 Pendleton court regarding insurance. Recommend fining the owner for failure to provide insurance

A **MOTION** was made by Lyle and seconded by Howard to approve a fine of \$100 per day not to exceed \$1000 in aggregate to 450 Pendleton ct. for failure to provide homeowner insurance. **Motion passed with Sam abstaining.**

**Welcome** – No Report

**Social** – No Report

**New Business:**

**Pool Related repairs:** Discussed under the pool report.

**Landscape Contract Discussion:** Sam reported that he has some minor issues with the landscaper. Brian stated that sending certified letters to describe the landscaping deficiencies does not make sense. He could send a letter and they will correct the issue then they will make another missed event and another letter will do out. Brian recommended just sending the termination letter if the Board so chooses-

**Unfinished Business:**

None

**Owner Comments:**

Owner asked how he can get topics on the agenda for the Board to discuss.

Meeting was adjourned at 11:40 AM

**The Next Board Meeting:** October 19<sup>th</sup> at 10:15AM

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