



# The Villas of Chestnut Creek

Board of Directors Meeting  
Thursday, October 18<sup>th</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 10:15 AM. Notice was posted per Florida Statute 720.

**QUORUM:** Present – Jim Larr - President, Howard Grubb - Treasurer, Sam DeAngelo and Lyle Kienitz. Present via Zoom - Eric Dobis. Not present – Lisa Scrafford

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

**PRESIDENTS REPORT:** Jim reported that Artistree landscape contract has been cancelled. Terry Polk contract has been approved and he will start November 1<sup>st</sup>.

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

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

## **COMMITTEE REPORTS:**

**ARB – 426 Pendleton Ct –** New garage Door.

A **MOTION** was made by Sam and seconded by Lyle to approve the 426 Pendleton ct New Garage door ARB applications as presented. **Motion passed unanimously.**

**Sales Applications -** none

**Landscaping –**

**Sod Expenses:** Art reported that he has two invoices for \$2700 for 5 Pallets and \$3100 and 7 Pallets.

**Artistree 30 day Notice:** Artistree contract ends on October 31<sup>st</sup>

**Terry Polk Mowing Contract:** Sam reported that a new contract has been negotiated with Terry Polk for a new landscape contract \$52,000 per year for 2 years with no increase.

**A MOTION** was made by Howard and seconded by Sam to approve the landscape contract from Terry Polk to start November 1<sup>st</sup> 2023. **Motion passed unanimously.**

**Irrigation –**

**Irrigation Proposal:** Art reported that he is working with the irrigation company to see what the issue is with the clock. This must be repaired before any new work is done with the irrigation.

**Gardenmasters Fertilization Proposal:** The Grounds Committee would like to remain with Lawn Care Extraordinaire.

**Pool –**

**Update on Inspection:** Eric reported that the inspection deficiencies was corrected. Eric reported that the wife of the owner at Royal Pools has passed away.

**Homeowner insurance Review –** Jeri reported there are 108 out of 118 homes are in compliance for insurance.

**Hearing Panel –** The Hearing Panel was not able to meet in October but will be meeting in November.

**Welcome – No Report**

**Social –** Alice reported that a Halloween party will be on October 29<sup>th</sup> there will be Veterans Day sandwiches. The Christmas event will be on December 12<sup>th</sup> at the British Pub.

**New Business:**

**Insurance Discussion:** Howard reported that there were three options presented. Option 1 Property with windstorm coverage total of all premiums is \$19,294.80. Option 2 Property excluding windstorm coverage total of all premiums is \$13,980.75. Option 3 No property coverage total of all premiums is \$10,053.24.

A **MOTION** was made by Howard and seconded Sam to approve option # 3 on insurance with a \$10,000,000 umbrella coverage. **Motion passed unanimously.**

**Unfinished Business:**

The Comcast contract was discussed. The Contract renews in 2025. Eric suggested forming a committee to do the research on different options.

Howard asked if the compliance is still being done in the community. Jeri reported that the compliance is still currently being done and Brian reported that he is on property each week and does the main drive through on the 1<sup>st</sup> Thursday of each month. Art suggested providing the compliance report to the ARB Committee so they could help with certain violations such as nonfunctioning lamp posts.

The budget meeting will be scheduled for November 16<sup>th</sup>

**Owner Comments:**

Owner asked about homeowner insurance issues.

Owner asked about the pool heater. Eric stated he would like the heater to be set on the auto mode. There is someone that keeps taking it off the auto setting.

Owner stated that the Bocce Ct requires constant Maintenance. Can the Bocce Court be covered when not in use. The grass will be mowed on Tuesday and Thursday. Sam said Thursday is not good it is trash day.

Meeting was adjourned at 11:35AM

**The Next Board Meeting:** November 16<sup>th</sup> at 10:15AM (Budget Meeting)

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