



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, November 16th 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, Secretary Lisa Scrafford, Sam DeAngelo and Lyle Kienitz. - Eric Dobis

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

PRESIDENTS REPORT: Jim reported the budget meeting will be held on November 30th at the Gazebo. There will be no increase in the monthly dues.

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

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

COMMITTEE REPORTS:

ARB – 853/863 Bayport – New Gutters and leaf guards.

A **MOTION** was made by Sam and seconded by Howard to approve the 853/863 Bayport for new gutters ARB applications as presented. **Motion passed unanimously.**

Sales Applications – 845 Bayport & 838 Bayport. Discussion followed regarding the 55+ age restrictions. There is a 80% - 20% restriction.

A **MOTION** was made by Lisa and seconded by Sam to approve the sales application for 845 Bayport. **Motion passed with unanimously.**

Landscaping – Jim reported for Art Bacon. He reported that Terry Polk is doing a good job.

Irrigation – No Report

Pool – Linda reported that the pool lights have been repaired. The other pool repairs will be added to unfinished business at the next Board meeting.

Homeowner insurance Review – Jeri reported there are 11 homes that have not sent in there insurance is past due. Lisa stated that she received a notice regarding the insurance prior to her insurance renewing Brian stated that the letters are sent after the insurance has expired and this may have been a mistake.

Hearing Panel – Jane reported that The Hearing Panel met in November. The Hearing Panel recommends a fine to 826 Bayport for failure to provide insurance

A **MOTION** was made by Lyle and seconded by Howard to approve the fine for 826 Bayport in \$100 per day not to exceed \$2000 in aggregate. **Motion passed unanimously.**

A Motion was made by Sam and seconded by Howard to rescind the fine for 878 Bayport as they provided the insurance shortly after the fine was imposed. The owner had a medical hardship. **Motion passed unanimously.**

432 / 434 Pendleton the siding was not painted at 432. The ARB for 434 did not include the painting of the siding but it was painted. Sunstate will send a letter to 434.

Welcome – No Report

Social – Jeri reported that a Christmas party will be on December 12th Alice & Lye have opened their home for

thanksgiving dinner and Christmas dinner.

New Business:

Discussion regarding the November 30th Budget meeting: This was discussed during the Presidents report.

Lisa presented some questions from an owner you sent her an email for discussion at the Board meeting.

Music at the pool without earbuds – No

Allow electronic copy of the directory on the website – yes.

Community Facebook page – Not on an official level.

Repurpose the tennis courts for larger gazebo – this can be put up for discussion.

Unfinished Business:

Owner Comments:

Owner stated the mowing and trimming looked great last week.

There are people living in 826 Bayport who is unknown. Sunstate has sent a letter to the owner to ask who is living in the home now. Sunstate will send another letter certified.

Meeting was adjourned at 11:37AM

The Next Board Meeting: November 30th at 10:15AM (Budget Meeting) AT THE POOL GAZEBO

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