



The Villas of Chestnut Creek

Board of Directors Budget Meeting
Thursday, November 30th 2023 at 10:15 AM.
VCC Gazebo

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. - Eric Dobis

Jim Larr – President and Secretary Lisa Scrafford were absent

COMMITTEE REPORTS:

ARB – 454 Pendleton Ct – Re-level the paver section in the back of the unit.

A **MOTION** was made by Sam and seconded by Howard to approve the Re-level the paver section in the back of 454 Pendleton Ct for ARB applications as presented. **Motion passed unanimously.**

New Business:

Sam suggested to send out the first violation letters be sent out certified return receipt requested.

A **MOTION** was made by Sam and seconded by Howard to approve to send the first violation letters certified return receipt requested. **Motion passed unanimously.**

Discussion and Approval of the Proposed Budget: The 2024 proposed budget was presented by Howard. Discussion followed regarding the budget.

A **MOTION** was made by Howard and seconded by Eric to approve the 2024 annual budget as presented at \$180 per month. **Motion passed unanimously.**

Unfinished Business:

Owner Comments: Owner stated that the fertilizer company is not doing a good job. Discussion followed regarding the weeds in the turf. Art stated that the fertilizer company is the expert on this, and the Association depends on them to determine when the fertilizer is put down.

Discussion followed on the foreclosure of 813 Bayport.

Discussion followed regarding the Comcast Cable contract. The suggestion is to cancel comcast with a membership vote. There was a note left in the billboard that objected to the removal of the pine tree next to the Bocce courts. Owner stated that installing a hardscape for the community.

Meeting was adjourned at 10:30AM

The Meeting reconvened at 10:31

Sales Applications – 838 Bayport.

A **MOTION** was made by Lyle and seconded by Howard to approve the sales application for 838 Bayport. **Motion passed with unanimously.**

Meeting was adjourned at 10:33AM

The Next Board Meeting: December 21st at 10:15AM

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