



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, January 18th 2024 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 November 15 & November 30th 2023 Board meeting minutes with corrections. **Motion passed unanimously.**

PRESIDENTS REPORT: No Report

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

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

COMMITTEE REPORTS:

ARB –454 Pendleton – Patio extension 534 Pendleton Dr. – Garage Door, 872/874 Bayport – New Paint,
A **MOTION** was made by Sam and seconded by Howard to approve the 872/874 Bayport for new paint. **Motion passed unanimously.**

A **MOTION** was made by Sam and seconded by Lisa to approve the 534 Pendleton for new garage door. **Motion passed unanimously.**

A **MOTION** was made by Sam and seconded by Howard to approve the 454 Pendleton Ct Patio Extension. **Motion passed unanimously.**

Sales Applications – 412,442 & 482 Pendleton.

Landscaping – Art Bacon. The landscaping company has been replacing damaged shrubs and weed eating. Polk lawn care is doing a quality job. LCE has given a second treatment for the lawn fungus. The grounds have been improving with the good performance of the new vendors.

Irrigation – Art has been manually running the irrigation to prevent any further fungus. The Association could possibly move to a quarterly maintenance program instead of Monthly.

Pool – Eric reported that there are quite a few issues with the pool. The issues are chlorine level, Geothermal system has one unit that is awaiting parts for the repair.

A **MOTION** was made by Sam and seconded by Aiyue to approve the proposal from Symbiont in the amount of \$3,957 to replace the compressor. This will be expensed from reserves. **Motion passed unanimously.**

Eric has contacted four different contractors to upgrade the pool. The upgrade will also need an engineer's report to design the new watering pump system.

Linda reported that she has not been able to help with the pool this year due to health issues. Linda thanked the other

volunteers for helping with the pool area.

Homeowner insurance Review – Jeri stated that all owners should turn in their insurance each year. Jeri reported there are 9 homes that have not sent in their insurance is past due.

Hearing Panel – Jane reported that The Hearing Panel met in January. The Hearing Panel recommends a fine to 404 Pendleton Dr., 510 Pendleton Pl., and 538 Pendleton Dr. for failure to provide Homeowners insurance.

The hearing panel 826 878 886 Bayport are now in compliance and the committee is asking to rescind the fines at these addresses

A **MOTION** was made by Sam and seconded by Howard to approve the fine for 404 Pendleton Dr. \$100 per day not to exceed \$2000 in aggregate for failure to provide Homeowners insurance. **Motion passed unanimously.**

A **MOTION** was made by Sam and seconded by Lyle to approve the fine for 510 Pendleton Pl. \$100 per day not to exceed \$2000 in aggregate for failure to provide Homeowners insurance. **Motion passed unanimously.**

A **MOTION** was made by Sam and seconded by Howard to approve the fine for 538 Pendleton Dr. \$100 per day not to exceed \$2000 in aggregate for failure to provide Homeowners insurance. **Motion passed unanimously.**

Brian will contact the Associations Attorney to require the owners to enroll in autopay and correct the outstanding violations.

Welcome – No Report. Discussion on who was on the welcome committee. There currently is no one on the welcome committee.

Social – Jeri reported that a Valentines dinner on February 12th at Applebee's In April, there will be a pizza party and the Garage sale will be in March

New Business:

Notification Process for HOA Violations: Sam reported that the procedure for the violations should be sent by certified mail. Sam suggested as per statute there is only one notice sent certified with a 30 day notice.

A **Motion** was made by Sam and seconded by Lisa to modify the mailing process for the HOA violations to be sent certified return receipt with a 30-day advance notice. **Motion passed unanimously**

New Proposed HOA Law Changes: Jim reported that there are new HOA laws that could require them to contribute 15% of the annual revenue back to the community that they reside in. Jim drafted a letter to Jim Buchanan to oppose this legislation.

Procedure for Paying Invoices and Check Signing: Lisa reported that Sunstate has closed the office in Venice. Howard has been driving to Sarasota to sign the checks. Lisa suggested that the checks be signed by the management company with approval from the treasurer. Sam agreed with Lisa on the check signing approval.

A **MOTION** was made by Lisa and seconded by Sam to approve to have Sunstate Management sign the checks in house with pre-approval by the Board of directors prior to any payments being mailed out. **Motion passed unanimously.**

Unfinished Business:

NONE

Owner Comments:

Owner stated there is a truck that is parked in the driveway which is blocking the driveway.

The Annual Meeting is scheduled for February 15th .

Meeting was adjourned at 11:50AM

The Next Board Meeting: February 15th at 10:15AM (Annual Meeting)

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