

THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.

A Corporation Not-for-Profit

Organizational Board Meeting

Immediately following the Annual meeting

February 15, 2024

The meeting was called to order at by Brian Rivenbark immediately following the annual meeting at 10:35AM

Notice was posted in accordance with statute 720

New Business: Election of officers

A **MOTION** was made by Sam and seconded by Howard to retain the same officer positions as 2023 - Jim Larr as President, Lisa Scrafford as Vice President /Secretary, Howard Grubb as Treasurer, Eric Dobis, Sam DeAngelo, John Gerber and Lyle Kienitz as directors. **Motion passed unanimously.**

A **MOTION** was made by Sam and seconded by Lisa to amend the agenda to include the officer reports and the Committee reports. **Motion passed unanimously.**

Presidents Report: No Report

Treasurer Report: As attached to these corporate documents Howard read from the January 2024 financial reports.

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

ARB Requests

845 Bayport: New windows

530/534 Pendleton Dr: New Paint

482/484 Pendleton: New Paint

482/484 Pendleton: New Paint

A **MOTION** was made by Sam and seconded by Lyle to approve the ARB requests as presented. **Motion passed unanimously.**

Sales Applications: NONE

Committee reports

Irrigation – Art reported that the irrigation is being blocked by shrubs. Hostetler is currently moving the heads and charging the Assoc. This bill for the new heads should be charged to the homeowner. Discussion followed on the responsibility of the shrubs and the charge for the repair. If the owner is not maintaining the shrubs then a certified violation letter should be sent. Any work needed from Hostetler will need to be approved by Art. Jim Presented the amended contract from Hostetler. The contract will be for only nine months per year and Art will be doing the irrigation the other two years.

A **MOTION** was made by Sam and seconded by Howard to approve the amended contract from Hostetler for the irrigation maintenance. **Motion passed unanimously.**

A **MOTION** was made by Sam and seconded by Lyle to approve to pay Art Bacon \$400 per month for the three months that he will be maintain the irrigation. **Motion passed unanimously.**

Landscaping: Art reported that the committee has selected two trees to be planted at the Pendleton cul de sac. One of the trees is a trumpet tree and the other is a triple foxtail palm tree that will be by the bougainvillea next to the pool area. Mulch will need to be discussed at next months meeting.

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Pool – Eric Dobis reported that the fill valve has been replaced. The possible pool leak will need to be addressed. Eric has contacted four different contractors for the pool remodel and is trying to get a proposal. Eric has contacted the pool heater company regarding the compressor that has been on back order for two months.

Homeowner insurance Review – Jane reported for Jeri. 111 owners submitted insurance. There are five homes that have not submitted the insurance and are in violation of the VCC declarations.

Sam Insisted that Sunstate Management checks the county records that the letter being sent has the correct address as per the appraiser's website. Discussion followed on the foreclosure progress of 813 Bayport.

Hearing Panel – Jane stated there was no hearing panel report. There was no meeting in February. Discussion followed on the foreclosure progress of 813 Bayport.

Welcome – The Board stated that the sales application process is not being done in a timely manner by the Management company. Brian stated he will check with his office on improving the process and timeliness of the application background checks.

Social - No Report

New Business: None

Unfinished Business: None

Owner Comments: Owner stated that the new Landscaper is doing a great job. The other members at the meeting agreed.

Owner asked about the lack of trees in a certain common area. Art stated that the trees were blown over due to the hurricane.

Adjourn: **Meeting was adjourned at 11:49PM**