



# The Villas of Chestnut Creek

Board of Directors Meeting  
Thursday, March 21<sup>st</sup>, 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, Sam DeAngelo, Lyle Kienitz, Eric Dobis and John Gerber.

Secretary Lisa Scrafford was absent

**APPROVAL OF MINUTES:** **MOTION** made by Lyle and seconded by Howard to approve the February Board meeting minutes with corrections. **Motion passed unanimously.**

**PRESIDENTS REPORT:** No Report

**TREASURERS REPORT:** As attached to these corporate documents Howard reported from the February 2024 Financials.

A **MOTION** was made by Sam and seconded by Lyle to approve the February 2024 treasurers report. **Motion passed unanimously.**

**COMMITTEE REPORTS:**

ARB –

460 Pendleton - new pavers

520 Pendleton – new gutters

800 Bayport – new garage door

800/802 Bayport - New house paint

482 Pendleton – New siding

482 Pendleton – New decorative beams at entrance

A **MOTION** was made by Sam and seconded by Howard to approve the ARB at 520 for new gutters as presented. **Motion passed unanimously.**

A **MOTION** was made by Sam and seconded by Howard to approve the ARB at 460 for new Pavers as presented. **Motion passed unanimously.**

A **MOTION** was made by Sam and seconded by Howard to approve the ARB at 800 Bayport for new Garage door as presented. **Motion passed unanimously.**

A **MOTION** was made by Lyle and seconded by Sam to approve the ARB at 800/802 for new House Paint as presented. **Motion passed unanimously.**

A **MOTION** was made by Howard and seconded by Sam to approve the ARB at 482 Pendleton for new vinyl siding as presented. **Motion passed unanimously.**

A **MOTION** was made by Howard and seconded by Sam to approve the ARB at 482 Pendleton for new decorative beams at entrance as presented. **Motion passed unanimously.**

**Sales Applications – None.**

**Landscaping** – Art Bacon stated that are asking for a \$900 expense to remove a tree at 810 & 816 Bayport that is ready to fall down. A second tree will be installed at the common area. The tree is a triple foxtail. The foxtail will cost \$400. A **Motion** was made by Sam and seconded by Howard to approve \$1400 for the tree removal and installation of the foxtail palm. **Motion passed unanimously.**

**Irrigation** – Art reported there is an issue with the irrigation that could cause a fire. Hostetler knocked down all shrubs that are on sticks around electricity.  
A **MOTION** was made by Sam and seconded by Howard to approve the \$400 Art Bacon cost three times per year for Wet checks **Motion passed unanimously.**

**Pool** – Eric reported that he had a contractor come out to have the pool plumbing re-plumbed. The proposal will be al a cart so the Board can choose which options they want to go with.  
Eric reported that the Pool heater compressor was replaced last Tuesday.  
Linda stated that they have hired a new pool cabana cleaner. They will come twice per month with supplies included in the contract. The Name of the company is RA Superior Cleaners.

**Homeowner insurance Review** – Jane reported for 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 March. The Hearing Panel recommends a fine to 818 Bayport Dr. for failure to provide Homeowners insurance.  
887 Bayport lack of insurance  
510 Pendleton PI Failure to provide ARB for new garage door.  
432/434 & 436/438 Pendleton Dr these two buildings have two different painting colors and also have natural siding without paint. Hearing Panel suggests that a certified letter should go to 434 Pendleton Dr

A **MOTION** was made by Lyle and seconded by Sam to approve the fine for 818 Bayport Dr. \$100 per day not to exceed \$2000 in aggregate for failure to provide Homeowners insurance. **Motion passed unanimously.**

A **MOTION** was made by Lyle and seconded by Sam to approve the fine for 887 Bayport Dr. \$100 per day not to exceed \$2000 in aggregate for failure to provide Homeowners insurance. **Motion passed unanimously.**

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

A **MOTION** was made by Lyle and seconded by Howard to approve a variance for the entrance beam painting at 436 Pendleton. **Motion did not pass. 4 no 2 yes.**

A **MOTION** was made by John and seconded by Sam to allow the homeowners at 436/438 time to come to an agreement on the painting for the beams. **Motion passed unanimously.**

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

**Social** – Jane reported In April, there will be a pizza party.

#### **New Business:**

**Reserve study with emphasis on Pool needs now and future:** Jim reported that the Association will need to have another reserve study done.

**Replacement of cable TV before August 2025:** There is a need for volunteers to head up a committee on the upcoming comcast cable contract renewal.

**Repurpose of existing structures for an enclosed all-purpose structure:** John will head a committee to research the feasibility of re-purposing the tennis courts for an all purpose structure.

**Unfinished Business:**

**Pool Heater:** covered under Pool report.

**Owner Comments:**

Discussion followed regarding the violations at 813 Bayport.

Meeting was adjourned at 12:14AM

**The Next Board Meeting:** April 18<sup>th</sup> at 10:15AM

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