



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday March 20, 2025, at 10:15 AM.
VCC Pool Gazebo

CALL TO ORDER AND PROOF OF NOTICE: Sam DeAngelo called the meeting to order at 10:15 AM. Notice was posted per Florida Statute 720.

QUORUM: Present, John Gerber – Treasurer, Sam DeAngelo – Vice president, Joe Silva, Lyle Kienitz, Jim Larr and Howard Grubb

Eric Dobis – President was not present.

APPROVAL OF MINUTES: MOTION made by Sam DeAngelo and seconded by Howard Grubb to approve the February 20, 2024, Board meeting minutes. Motion passed unanimously.

PRESIDENTS REPORT: No Report

TREASURERS REPORT: As attached to these corporate documents John Gerber read from February 2025 financials. A MOTION was made by Howard Grubb and seconded by Jim Larr to allow the President to approve up to \$500 expenditure and the treasurer up to \$200 maximum without Board vote. Motion passed unanimously. A MOTION was made by Jim Larr and seconded by Howard Grubb to transfer the amount of \$21593.42 needed for the pool renovation from reserve interest to the pool reserve line item. Motion passed unanimously. A MOTION was made by Howard Grubb and seconded by Lyle Kienitz to approve the February 2025 financial report. Motion passed unanimously.

New Business:

~ Discussion regarding \$500 spending limit without Board approval: Discussed under the Treasurers report.

Unfinished Business:

None

COMMITTEE REPORTS:

ARB –

414 Pendleton PI – New Windows

424 Pendleton PI - New windows

460 Pendleton Ct – Patio

482 Pendleton PI – Curbing and Painting

500 Pendleton PI – New post light

863 Bayport – Paver walkway

885/887 Bayport - Hurricane Shutters

845 Bayport – walkway pavers

A MOTION was made by Lyle Kienitz and seconded by Howard Grubb to approve the ARBs, as presented, except for 482 Pendleton painting of the curbing. Motion passed unanimously.

A MOTION was made by Howard Grubb and seconded by Joe Silva to approve the ARC at 482 Pendleton PI with the caveat that the curb painting is keeping with the current colors of the house. Motion passed unanimously

Sales Applications – 892 Bayport & 510 Pendleton PI– In process for Background check. 892 Bayport is a current resident buying another home in VCC so there is no background check or approval needed.

A MOTION was made by Lyle and seconded by Howard Grubb to approve the sales application at 510 Pendleton pl pending the background check. Motion passed unanimously

Landscaping & Irrigation – Art Bacon reported the pool area planting has been completed which came in under budget. The fire bushes were installed. There were four houses that needed irrigation repairs. There is a filter ordered to be installed.

A MOTION was made by Lyle Kienitz and seconded by Jim Larr to approve up to \$300 for the installation of the irrigation filter. Motion passed unanimously

Pool – Eileen Diemler reported on the chair strapping.

Homeowner insurance Review – Jeri Haas reported that 114 out of 116 homes have turned in their insurance. Two homes that have not submitted the insurance.

Hearing Panel – Jane Rogers reported that 510 Pendleton PI has three violations that will need to be fined. The violations are for the missing siding, broken light post and failure to provide insurance.

A MOTION was made by Lyle Kienitz and seconded by Joe Silva to impose the \$100 per day \$2000 aggregate fine on 510 Pendleton PI for failure to provide insurance to the association. Motion passed unanimously

A MOTION was made by Lyle Kienitz and seconded by Jim Larr to impose the \$100 per day \$2000 aggregate fine on 510 Pendleton PI for failure to repair the siding on the home. Lot maintenance. Motion passed unanimously

A MOTION was made by Lyle Kienitz and seconded by Jim Larr to impose the \$100 per day \$2000 aggregate fine on 510 Pendleton PI for failure to repair the light post; lot maintenance. Motion passed unanimously.

A MOTION was made by Lyle Kienitz and seconded by Jim Larr to approve the fine of \$100 per day not to exceed \$2000 to 813 Bayport for failure to maintain landscaping; lot maintenance. Motion passed unanimously

A MOTION was made by Lyle Kienitz and seconded by Jim Larr to approve the fine of \$100 per day not to exceed \$2000 to 813 Bayport for failure to maintain broken light post. Motion passed unanimously

Welcome – Jane Rogers reported. There is a new resident at 822 Bayport.

Social – Jeri Haas reported. There will be some dates for events placed on the Voice of the Villas

Owner Comments: Owners Comments and questions were taken from the floor. Linda Fogerty requested volunteers for the various committees.

A MOTION was made by Sam DeAngelo and seconded by Lyle Kienitz to waive the late fees from January 1st to March 31st due to the transition to Truist bank. Motion passed unanimously

The pool deck condition was discussed.

Meeting was adjourned at 11:07

The Next Board Meeting: April 17, 2025 at 10:15AM

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