



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday June 19, 2025, at 10:15 AM.
Jacaranda Library

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, Eric Dobis - President, John Gerber – Treasurer, Sam DeAngelo – Vice president, Joe Silva, Lyle Kienitz, Jim Larr and Howard Grubb

APPROVAL OF MINUTES: MOTION made by Lyle Kienitz and seconded by Howard Grubb to approve the May 15, 2025, Board meeting minutes. Motion passed unanimously.

PRESIDENTS REPORT: No Report

TREASURERS REPORT: As attached to these corporate documents John Gerber read from May 2025 financials. A MOTION was made by Sam DeAngelo and seconded by Lyle Kienitz to approve the May 2025 financial report. Motion passed unanimously

New Business:

Discussion regarding Pressure washing sidewalks with rust remover: There was a proposal submitted from Atlantis Pressure Washing for the sidewalk cleaning. Sam Stated the estimate is fair.

A MOTION was made by Sam DeAngelo and seconded by John Gerber to approve the proposal from Atlantis in the amount of \$3,216 for the sidewalk cleaning to be expensed from line item 7310 general Maintenance. Motion passed unanimously

Discussion regarding bathroom door replacement estimate: John Gerber reported. There are two estimates from Home Depot and Kimal. Home Depot was \$3,546, Kimal was \$5,704.

A MOTION was made by Sam DeAngelo and seconded by John Gerber to approve the proposal from Home Depot for the pool bathroom door replacement in the amount of \$3,546.46 to be expensed from Capital reserve. Motion passed unanimously

Discussion regarding Monthly Pool Service proposals: Eric Dobis reported. The current pool company services are not as good as they used to be. Two proposals were obtained. Eric recommended Integrity Pool Service.

A MOTION was made by Sam DeAngelo and seconded by Joe Silva to approve the pool service contract from Integrity Pool service at \$650 per month. Motion passed unanimously

Unfinished Business:

Hotwire Update: John Gerber reported. The installation has begun the equipment for the common area will be delivered next week.

Update on 813 Bayport: Brian Rivenbark Reported that he has emailed the Attorney in Canada and has not received a reply. Brian stated he emailed pictures of the overgrown atrium as well.

COMMITTEE REPORTS:

ARB –

438 Pendleton – windows

815 Bayport – Atrium maintenance

A MOTION was made by Howard Grubb and seconded by Jim Larr to approve the ARBs, as presented. Motion passed unanimously.

Sales Applications – 440 Pendleton - Approved

Landscaping & Irrigation – No Report

Pool – Sam DeAngelo reported. There are several incidences that the pool gate has been unlocked. There are a lot of guests that use the pool that are unaccompanied. Sam suggested a self-locking lock at the gate. John suggested installing cameras. The slippery pool deck was discussed. Howard stated that this needs to be fixed as soon as possible. Sam **suggested installing slip proof mats. The Board agreed to install a “slippery when wet” and install the mats.**

A MOTION was made by Howard Grubb and seconded by Sam DeAngelo to install the mats and install the slippery when wet sign at the pool not to exceed \$1000. Motion passed unanimously.

Homeowner insurance Review – Jeri Haas reported that 115 out of 116 homes have turned in their insurance.

Hearing Panel – Jane Rogers reported. One home that is up for fining. 484 Pendleton Place. There is a violation for no barrier to hide the view of the A/C unit.

A MOTION was made by Howard Grubb and seconded by John Gerber to impose a fine of \$100 per day not to exceed \$2000 in aggregate for the AC unit barrier violation. Motion passed unanimously

Welcome – Jane Rogers reported. No pending sales

Social – Jeri Haas reported. The Social Committee has started work on organizing events that should start October 2025

Owner Comments: Owners Comments and questions were taken from the floor. There was a solicitor in the community. Pool mats were discussed.

Meeting was adjourned at 11:06AM

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

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