



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, April 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, Sam DeAngelo, Secretary Lisa Scrafford, Lyle Kienitz, Eric Dobis and John Gerber.

APPROVAL OF MINUTES: **MOTION** made by Lyle and seconded by Howard to approve the March 21st 2024 Board meeting minutes with corrections. **Motion passed unanimously.**

Hotwire Communications gave a presentation with a Q & A regarding the bulk cable service contract.

PRESIDENTS REPORT: No Report

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

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

A MOTION was made by Sam and seconded by Lyle to discuss the roof issues at 838/836 Bayport. **Motion passed unanimously.**

Lisa stated that the children of Paul King at 838 Bayport have not been able to get in touch with the roommate at 836 Bayport. Brian stated he spoke with the owner at 836 Bayport who stated the roof is in good condition and has not contacted the new owners at 838 Bayport.

A MOTION was made by Sam and seconded by Lyle to contract a third party roof inspection by a licensed roofing company. **Motion passed unanimously.**

New Business:

Pool Renovation Update: Eric Reported that there is a proposal from Aqua Tech for the pool surface renovation at \$45,094.00. Discussion was had regarding how the pool will be drained and filled after the renovation is complete.

A MOTION was made by Eric and seconded by Sam to approve the Aqua Tech pool surface proposal at \$45,094.00 for the pool resurface project. The cost will be expensed from the pool Reserve line item. **Motion passed unanimously.**

Eric Presented another proposal for the pool deck resurface and paint from Aqua Tech at \$28,600. Discussion followed regarding the deck resurface. Eric stated he would like some more information on the color and materials for the deck resurface. The proposal for the pool deck was tabled until the next meeting.

Cable TV Replacement: Jeri Haas reported that Blue Stream will not provide cable service for Associations under 200 homes. Jane Rogers reported that she was able to talk to comcast for the contract renewal. This would be a 5 year contract with a 4% increase each year. The bulk rate for internet would be \$55 per month.

Unfinished Business: None

COMMITTEE REPORTS:

ARB –

890/892 Bayport – New roof flashing

804 Bayport – Garage light fixture replacement

502 Pendleton – New storm door

530/ 534 Pendleton – New Paint/Shutters

514 Pendleton – New walkway beams

554 Pendleton – New Garage Door

478 Pendleton – New Storm Door

476 Pendleton – New Light Post

438 Pendleton – New Storm Door

432 Pendleton – Paint Gables

404 Pendleton – New light post

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

Sales Applications – None.

Landscaping & Irrigation – Art Bacon that the new tree was planted and completed in the common area. The side yards at 460 & 458 have been sodded. The next project will be on Bayport. This project will be a new tree planted between 810 & 816.

Pool – Eric reported the #2 geothermal unit was repaired. #1 gave a low pressure warning and Symbiont will be out today to repair.

Homeowner insurance Review – Jane reported for Jeri stated that all owners should turn in their insurance each year. Jeri reported there are 3 homes that have not sent in their insurance is past due.

Hearing Panel – Jane reported that The Hearing Panel met in April. Jane

A **MOTION** was made by Sam and seconded by Lyle to rescind the fine of \$2000 at 434 Pendleton for improper ARB.

Motion passed unanimously.

A **MOTION** was made by Lisa and seconded by Howard to rescind the fine of \$2000 at 510 Pendleton for failure to provide insurance. **Motion passed unanimously.**

A **MOTION** was made by Lisa and seconded by Howard to rescind the fine of \$2000 at 510 Pendleton for Failure to provide ARB for new Garage door **Motion passed unanimously.**

A **MOTION** was made by Sam and seconded by Howard to rescind the fine of \$2000 at 538 Pendleton for failure to provide insurance. **Motion passed unanimously.**

A **MOTION** was made by Lisa and seconded by Howard to rescind the fine of \$2000 at 887 Bayport for failure to provide insurance. **Motion passed unanimously.**

A **MOTION** was made by Lisa and seconded by Howard to impose a fine of \$100 per day not to exceed \$2000 at 536 Pendleton for failure to maintain landscaping. **Motion passed unanimously.**

A **MOTION** was made by Sam and seconded by Howard that 436/438 Pendleton are now in compliance for the painting of the front entrance of the beams. **Motion passed unanimously.**

Welcome – No Report.

Social – No Report

Owner Comments:

Meeting was adjourned at 12:14PM

The Next Board Meeting: May 16th at 10:15AM

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