



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday, May 16th, 2024, at 10:15 AM.
Jacaranda Library and Via Zoom

CALL TO ORDER AND PROOF OF NOTICE: Lisa Scrafford 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 Sam and seconded by Lyle to approve the April 18th 2024 Board meeting minutes with corrections. **Motion passed unanimously.**

PRESIDENTS REPORT: No Report

TREASURERS REPORT: As attached to these corporate documents Howard reported from the April 2024 Financials. The expense for the pool heater needs to be allocated to the pool heater expense reserve line item instead of the pool renovation line item.

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

New Business:

Unfinished Business:

Review of Hotwire pre-contract: Sam reported that the Hotwire and comcast contracts are being reviewed. Sam said he is in favor of the Hotwire contract.

A **MOTION** was made by Sam and seconded by Lyle to approve Hotwire be the provider of the cable and the internet with the approval of the members of the Association. **Motion passed unanimously.**

Discussion followed regarding the advice to have the Associations Attorney review the contract. John stated he would be able to review the contract. The Board agreed that the working contract has not yet been provided, once it is provided the contract should be reviewed by the Board.

836/838 Bayport roof replacement: Lisa reported that there was a third party inspection and now there is an ARB for the roof replacement. This issue has been resolved.

Pool deck repair/upgrade update: The Board will need to decide what company to apply the epoxy and or concrete. There are two proposals for the epoxy and one for the concrete. Eric stated that by the next meeting he will have more information on whether to go with the epoxy or the concrete.

COMMITTEE REPORTS:

ARB –

504/508 Pendleton – New driveway and sidewalk stain

412 Pendleton – New Windows

512 Pendleton – Replace beams over entrance and paint with current color.

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

Sales Applications – None.

Landscaping & Irrigation – Art Bacon requested up to \$1800 for four pallets of sod installed for front lawns and near the sidewalks for the resident who are down for the summer. Art requested that the residents who are here currently could water the sod in. LCE will be fertilizing within the next two weeks.

A **MOTION** was made by Sam and seconded by John to approve up \$1800 for sod replacement. **Motion passed 6-1 with Lyle abstaining.**

Art reported that Hostetler will be coming in the middle of next week. There is low pressure at 808/810 Bayport. There will be an expense for this. The other low pressure area is on 436 Pendleton. The irrigation line needs to be extended to a one inch line for 436 Pendleton. Art will continue to research this.

Pool – Eric reported Aquatec was on site this morning with engineering firm to do the survey for the recirculation system to get the approval of the health department. There should be some cost numbers within the next few weeks.

Homeowner insurance Review – Geri 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 May. The Hearing Panel is impartial and residents need to send complaints to Management or the Board. 838 Bayport insurance will be tracked due to the new roof being installed.

Welcome – No Report.

Social – Jeri reported that there will be a function in July or august.

Owner Comments: Owner asked if the Board would consider painting the pool house. Owner asked if there are references for the pool epoxy companies work.

Meeting was adjourned at 11:20PM

The Next Board Meeting: June 20th at 10:15AM

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