



# The Villas of Chestnut Creek

Board of Directors Meeting  
Thursday, June 20<sup>th</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, Eric Dobis and John Gerber.

Lisa Scrafford and Lyle Kienitz was absent

**APPROVAL OF MINUTES:** **MOTION** made by Sam DeAngelo and seconded by John Gerber to approve the May 16<sup>th</sup> 2024 Board meeting minutes with corrections. **Motion passed unanimously.**

**PRESIDENTS REPORT:** No Report

**TREASURERS REPORT:** No Report

**New Business:** None

**Unfinished Business:**

**Pool deck repair/upgrade update:** Eric Dobis reported on the progress of the pool surface upgrade. Eric Dobis suggested to approve Flooring Specialists for the pool deck

A **MOTION** was made by Eric Dobis and seconded by John Gerber to approve the pool deck resurface contract from Flooring Specialists pending the finalization of the contract. **Motion passed unanimously.**

Discussion was had regarding the issues with the pool equipment.

**Hotwire contract update:** Jim Larr reported that a contract has been received. The revisions have been made. The Association Attorney reviewed the contract. Discussion followed regarding the Hotwire contract.

**COMMITTEE REPORTS:**

**ARB –**

**866 Bayport – Garage door screen**

A **MOTION** was made by Sam DeAngelo and seconded by John Gerber to approve the ARB for 866 Bayport as presented.

**Motion passed unanimously.**

**Sales Applications – 838 Bayport** the closing is scheduled for July 22, 2024.

A **MOTION** was made by Sam DeAngelo and seconded by John Gerber to approve the Sales application for 838 Bayport pending the background check. **Motion passed unanimously.**

**Landscaping & Irrigation –** Art Bacon reported on new plants around the flagpole. There have been reports of fire ants. Art will treat the fire ants. Discussion followed regarding the chinch bug treatment and the weed treatment.

**Pool –** The report was discussed under unfinished business.

**Homeowner insurance Review –** Jeri reported stated that all owners should turn in their insurance each year. Jeri reported there are 5 homes that have not sent in their insurance and are past due.

**Hearing Panel** – Jane reported that The Hearing Panel met in June 13. 813 Bayport post light has been out for a month. A **MOTION** was made by Sam DeAngelo and seconded by John Gerber to have the Associations Attorney to help the Board and provide guidance to establish an estate in Florida for 813 Bayport. **Motion passed unanimously.**  
A **MOTION** was made by Sam and seconded John to impose a fine in the amount of \$100 per day not to exceed \$2000 in aggregate to 813 Bayport for failure to repair the post light. **Motion passed unanimously.**  
838 Bayport is under contract and the seller never provided insurance. The home closes on July 22<sup>nd</sup>.  
A **MOTION** was made by Sam DeAngelo and seconded by John Gerber to impose a fine in the amount of \$100 per day not to exceed \$2000 in aggregate to 838 Bayport for failure to provide insurance. **Motion passed unanimously.**

**Welcome** – No Report.

**Social** – Jeri reported she scheduled a dinner on June 29<sup>th</sup> at 4PM at Paradise Grill.

**Owner Comments:** Owners Comments and questions were taken from the floor

Meeting was adjourned at 11:33AM

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

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