



# The Villas of Chestnut Creek

Board of Directors Meeting  
Thursday, July 18<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, , Sam DeAngelo, Eric Dobis, Lyle Kienitz and John Gerber.

Lisa Scrafford and Howard Grubb - Treasurer were absent

**APPROVAL OF MINUTES:** **MOTION** made by Sam DeAngelo and seconded by John Gerber to approve the June 20<sup>th</sup> 2024 Board meeting minutes with corrections. **Motion passed unanimously.**

**PRESIDENTS REPORT:** No Report

**TREASURERS REPORT:** **A MOTION** was made by Sam DeAngelo and seconded by John Gerber to delay the financial report until the meeting in August. **Motion passed unanimously**

**New Business:** None

**Unfinished Business:**

**Pool deck repair/upgrade update:** Eric Reported that the Aquatec Engineering report should be available soon. The project is running about a month behind schedule.

**Hotwire contract update:** Jim Larr reported the contract was reviewed by the Attorney. The final contract has been approved by the Attorney but has not been signed.

**A MOTION** was made by Sam and seconded by John to accept the Hotwire contract as negotiated. The contract will take effect in August 2025. **Motion passed unanimously**

**Discussion on 813 Fines and violations:** Sam DeAngelo reported that he contacted the Attorney and he suggested to send the occupant an application to run a background check. The home in VCC is still in the parent's names. The Attorney suggested to file a forced probate or to file a lawsuit against the resident and the son who lives in Canada.

**A MOTION** was made by Sam DeAngelo and seconded by John Gerber to move forward with the injunctive relief and proceed with the Associations Attorney. **Motion passed unanimously**

**Insurance update:** Sam stated that the Attorney reported to him that all owners must have wind insurance included in their insurance policy.

**COMMITTEE REPORTS:**

**ARB –**

432 Pendleton Pavers patio

845 Bayport new garage door

424 Pendleton replace rotted beams at entrance to match roof mate

**A MOTION** was made by Sam DeAngelo and seconded by John to approve the ARBs as presented. **Motion passed unanimously**

**Sales Applications – None**

**Landscaping & Irrigation** – Art Bacon reported the sod that was under warranty has been completed. There is no change in the irrigation. Sam stated that residents should submit the work orders through the website or the resident portal. Art reported he would like to use a new chemical to kill the weeds in the turf

**Pool** – No Report

**Homeowner insurance Review** – Jeri reported stated that all owners should turn in their insurance each year. Jeri reported there are 2 homes that have not sent in their insurance and are past due.

**Hearing Panel** – Jeri reported 840 Bayport is compliant. 450 Pendleton Ct is compliant. The fine at 838 Bayport was rescinded, the fine on 404 Pendleton will not be rescinded. 536 Pendleton – the fine was confirmed.

The Committee recommends a fine at 540 Pendleton Dr for failure to provide.

A **MOTION** was made by Sam and seconded by John to approve the fine of \$100 per day not to exceed \$2,000 per day for 540 Pendleton for failure to provide insurance. **Motion passed unanimously**

**Welcome** – No Report.

**Social** – Jeri reported there will be a Sunday brunch on August 18<sup>th</sup> at Eggstrordinary.

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

Meeting was adjourned at 11:13AM

**The Next Board Meeting:** August 16 at 10:15AM

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