



The Villas of Chestnut Creek

Board of Directors Budget Meeting
Thursday November 21 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 – Lisa Scrafford – Vice President, Howard Grubb – Treasurer, John Gerber – Secretary, Sam DeAngelo and Lyle Kienitz.

Jim Larr - President & Eric Dobis were not present.

APPROVAL OF MINUTES: MOTION made by Lyle Kienitz and seconded by Howard Grubb to approve the October 17th, 2024 Board meeting minutes. **Motion passed unanimously.**

PRESIDENTS REPORT: Sam reported for Jim. The Sarasota County backflow coordinator will give a presentation at the next meeting in December. The County mandated backflow installation was discussed.

TREASURERS REPORT: As attached to these corporate documents Howard read from October 2024 financials.

A MOTION was made by Sam DeAngelo and seconded by Lyle Kienitz to approve the October financial report. **Motion passed unanimously**

New Business:

Discussion and vote to approve the 2025 annual budget: Discussion followed regarding the proposed 2025 Budget.

A MOTION was made by John Gerber and seconded by Lisa Scrafford to approve the 2025 annual budget as presented.

Motion passed unanimously

Sidewalk Tripping Hazard: John Gerber reported that there is a concrete sidewalk tripping hazard located between the two parking lots. John will seek a vendor to have this sidewalk repaired.

Refreshing Bocce Ball Courts: Art Bacon reported that he has researched the minimum delivery charge would be to refresh the sand at the bocce ball court.

A MOTION was made by John Gerber and seconded by Sam DeAngelo to approve the \$1000 expense to refresh the sand at the bocce ball court. **Motion passed unanimously**

Unfinished Business:

Pool deck repair/upgrade update: John Gerber reported that the pool resurface project. Discussion followed regarding pool heater and the current leaks.

COMMITTEE REPORTS:

ARB –

810 Bayport - New Roof

828 Bayport – New Roof

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

Sales Applications – 420 Pendleton - Approved

Landscaping & Irrigation – Art Bacon reported that a new tree to replace the one that was lost. Art stated that it would be less expensive to replace the sidewalk slabs. There is an issue with the gazebo driveway and the sewer line. The County stated that this was not a public utility issue. Lengthy discussion followed regarding the sidewalk repair. The irrigation was last checked in October. Art wanted Hotwire to put the fiber lines in the ground before the irrigation is checked again.

Pool – Eileen Deimler reported that the committee has determined that the tables at the pool need to be replaced. The side tables also need to be replaced. 10 side tables will need to be purchased at \$738 and three regular tables will need to be purchased at \$2,254.

A **MOTION** was made by John Gerber and seconded by Lisa Scrafford to approve the \$3500 for the new furniture at the pool. **Motion passed unanimously**

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

Hearing Panel – Jane Rogers reported there was a letter sent to 484 Pendleton for the landscape and the damaged A/C unit fence.

Welcome – Marie thanked John Gerber for technical support. This is the first anniversary of Paul Kings passing.

Social – The Potluck on Saturday has been cancelled due to cold weather. Paradise grill is scheduled for December 14th at 4:30Pm for the Christmas dinner.

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

Meeting was adjourned at 11:51 AM

The Next Board Meeting: December 19, 2024 at 10:15AM

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