



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday December 19, 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, Lyle Kienitz and Eric Dobis

Jim Larr – President was not present

APPROVAL OF MINUTES: MOTION made by Lyle Kienitz and seconded by Sam DeAngelo to approve the November 21 , 2024 Board meeting minutes. **Motion passed unanimously.**

A representative from the Sarasota County backflow division gave a presentation along with a Q & A to the residents.

PRESIDENTS REPORT: No Report

TREASURERS REPORT: As attached to these corporate documents Howard Grubb read from November 2024 financials. There are two CD for renewal on 12/24. The \$41,500 should be cashed in. The other CD is \$212,576. Discussion followed regarding the payment timeline for the pool resurface.

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

New Business:

813/815 Roof replacement: Brian Rivenbark reported that he has contacted the representative for unit 813 to inform them that the roofmate is getting a new roof and the occupant of 813 will need to get a new roof as well.

Howard reported that the mailbox on Bayport was hit by a car and will need a new mailbox installed
A **MOTION** was made by Howard Grubb and seconded by Lyle Kienitz to approve the \$2422.50 for the new mail box .
Motion passed unanimously

Brian Rivenbark reminded the Board and volunteers that they should send all reimbursements to the accounting department at invoices@sunstatemanagement.com

Unfinished Business:

Pool deck repair/upgrade update: Eric Dobis reported that the pool upgrade is on going and the deck resurface will start on December 26th. Discussion followed regarding the pool upgrade and deck resurfacing.

Bocce Ball Sand: Art Bacon reported that he has received a couple estimates on the sand. The replacement of the sand has not been done yet.

COMMITTEE REPORTS:

ARB –

422/424 Pendleton Dr – Gutter Replacement

476 Pendleton – Light replacement
808/810 Bayport – Paint Home
852 Bayport – Replace Windows and Sliders

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

Sales Applications – 420 Pendleton - Approved

Landscaping & Irrigation – Art Bacon reported there is a dead pine tree at the end of Bayport’s walkway. The area needs general cleanup as well. Art stated he has a proposal to have this done. The cost is \$1800

A **MOTION** was made by John Gerber and seconded by Howard Grubb to approve the proposal in the amount of \$1800 to remove the dead pine tree and the general cleanup. **Motion passed unanimously.**

Art reported that he has estimates to replace 86’ ft of sidewalk and other sidewalk repairs that are needed.

A **MOTION** was made by Howard Grubb and seconded by John Gerber to discuss this at the next Board meeting so they have time to review the proposals. **Motion passed unanimously.**

Art stated that Hotwire should be replacing any broken irrigation. Terry Polk will clean out the irrigation head donuts.

Pool – Reported under new business.

Homeowner insurance Review – Jeri Haas reported that 114 out of 116 homes have turned in their insurance.

Hearing Panel – Jeri Haas reported that there is no action the Board needs to take

Welcome – Jeri Haas reported that she provides the information packet to all of the new owners.

Social – Jeri Haas reported there will be a pizza party at the gazebo.

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

Meeting was adjourned at 11:36AM

The Next Board Meeting: January 16, 2025 at 10:15AM

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