



The Villas of Chestnut Creek

Board of Directors Meeting
Thursday January 16, 2025, 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, John Gerber – Secretary, Sam DeAngelo, Lyle Kienitz and Eric Dobis

Lisa Scrafford – Vice President was no present.

APPROVAL OF MINUTES: MOTION made by Sam DeAngelo and seconded by Howard Grubb to approve the December 19, 2024, Board meeting minutes. Motion passed unanimously.

PRESIDENTS REPORT: No Report

TREASURERS REPORT: As attached to these corporate documents Howard Grubb read from December 2024 financials. A MOTION was made by Sam DeAngelo and seconded by Lyle Kienitz to approve the December financial report. Motion passed unanimously

New Business:

None

Unfinished Business:

813/815 Roof replacement: Sam DeAngelo reported he has been in touch with the solicitor in Canada that represents the estate of 813 Bayport. The Estate will be paying the deposit and final bill for the roof replacement at 813/815 Bayport.

Pool deck repair/upgrade update: Eric Dobis reported that the pool still needs to be filled. The pool project is going well.

Brian Rivenbark reported that the Attorney has stated that the renewal of the comcast contract is March 23, 2026. The Board disagreed and stated the renewal is August 2025. Brian stated that the Association is exposing itself to damages plus attorney fees for an early termination.

A MOTION was made by Sam DeAngelo and seconded by John Gerber to send the termination letter to Comcast immediately as per the signed contract that shows the renewal date of August 2025. Motion passed unanimously.

A MOTION was made by John Gerber and seconded by Sam DeAngelo to approve the sidewalk repair on the walk path at \$4000. Motion passed unanimously

COMMITTEE REPORTS:

ARB –

476 Pendleton PL. Garage Door (Hurricane) replacement

860/862 Bayport Circle Roof

860 Bayport Circle Garage Screen Door

A MOTION was made by Howard Grubb and seconded by Sam DeAngelo to approve the Screen Door at 860 Bayport. The Motion failed unanimously 0 yes and 6 no. The garage screen door was denied.

860 Bayport Circle

Curbing

A MOTION was made by John Gerber and seconded by Lyle Kienitz to approve the ARBs, excluding 860 Bayport garage screen door, as presented. Motion passed unanimously

Sales Applications – 850 Bayport – In process for Background check

Landscaping & Irrigation – Art Bacon reported there were two irrigation breaks that are being repaired. The irrigation checks will continue after Hotwire has installed the cable. There have been many complaints on the cable trenching and how they fill in the sod.

Pool – John Gerber reported that the bathhouse needs to be painted. Eric Dobis suggested having the roof of the pool buildings inspected.

Homeowner insurance Review – Jeri Haas reported that 114 out of 116 homes have turned in their insurance. One policy that has not been renewed is for sale.

Hearing Panel – Jeri Haas reported that two of the fines on the books are for 540 Pendleton insurance \$2000 and 536 Pendleton landscaping \$2000. 813 Bayport insurance needs to be fined again. Jeri asked the Board to rescind the fine for 536 Pendleton.

A MOTION was made by Sam DeAngelo and seconded by John Gerber to impose the \$100 per day \$2000 aggregate fine on 813 Bayport for failure to provide insurance to the association. Motion passed unanimously

A MOTION was made by Jim Larr and seconded by Lyle Kienitz to waive the fine for 536 Pendleton. Motion passed 5-1 with John Gerber voting no.

Welcome – No Report

Social – Jeri Haas reported there will be a pizza party at the gazebo on January 18th at 4Pm. I February there will be valentine dinner. Location TBD.

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

Meeting was adjourned at 11:51AM

The Next Board Meeting: February 20, 2025 at 10:15AM Annual Meeting

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