

Chesnut Village Community Association, Inc.

Board Meeting
September 12, 2022
Video Conference
5:30 PM
Minutes

Location

Video Conference

Call to Order

The meeting was called to order at 5:30 PM.

Roll Call/Certification of Quorum

Board members present were Chad Henley, Kallie Hobbs, Omar Lopez, Nina Powell and Michael Vazquez. A quorum was established. Representative present from Guardian Association Management was Kelly Burch.

Consideration of Minutes

Meeting minutes were tabled.

DR Horton Pending Items

Chad reported that he walked the property with Kelly Burch to look at the DR Horton pending items and she had been provided with the report via email. Kallie noted that the berm on the backside of the community by her property had not been addressed. Per the County, the issue was that the incorrect topsoil was used and a retaining was needed.

No Parking Signs in front of mailboxes

Chad reported that the "5 Minute Parking" signs had been ordered, the Board needed to decide on placement for the signs and contractor was needed for installation.

No Solicitation Signs in front of Neighborhood

Omar reported that the Board is still in the exploration stages of the process.

Estimates on Removal of Dead Trees

It was reported that there were several dead trees on the walking trail that needed to be removed. An owner had reported some of the trees to the County and the Association was notified that removal was necessary. The Board had obtained proposals for the removal of the trees and agreed by consensus that proceeding with the less expensive of the two was the better route. The owner of 8380 SW 58th Place stated that there was a tree falling behind their home and they asked that the Association look at that tree.

Vote to change banks to Ameris

Kelly reported that most of the Associations that Guardian manages bank with Ameris Bank. She noted that they are a local bank, all payments made by check would be mailed to a local PO Box and processed in house by Guardian staff and there would be zero fees to the Association. Omar made a motion to change the Operating and Reserve accounts to Ameris Bank with Tom Eaton, Chad Henley and Nina Powell as the signers. It was seconded by Nina and approved unanimously.

Welcome Wednesday

Chad announced that Wednesday, October 5th, 2022 from 6:30 to 8:30 PM a social event at the common area by the mailboxes would take place with a food truck. He had invited Kelly to officially welcome her to the community.

Other

Nina reported that she had worked with the County on speed calming devices and they are going to have individuals in the community to run radar and install strips on the road to investigate how many cars travel through the community daily. If

the County agrees that speed calming devices are needed, they will install them at the cost of \$1,100.00 per device. Nina also reported that the County will provide mosquito control in the community from March through October yearly based on their investigations of the community.

Owner Comments

The owner of 8259 SW 60th Road stated that she had snakes coming into her property from the trail and common property behind her home. She asked if that common area could be cleaned up to help prevent those types of creatures. Chad reported that some dead trees would be taken down and that Kelly planned to work with Skyfrog on what was included in their scope of work to see if the trail was included. She also asked what the Association was responsible for and if the management company provided a statement to the owners quarterly/monthly/yearly listing what was done in the community. Chad informed her the governing document provides the best details on what the Association is responsible for and if there is ever a question to email management.

There were many questions for Kelly request the automatic debit set up which answered individually.

The Board was asked if there was a plan to do anything with the Lot by the mailboxes. The Board reported that there was discussion about the placement of picnic tables, but nothing had been decided.

There was significant discussion on the property that continually parked many vehicles in the roadway near the mailboxes and appeared to be operating a business out of the home. Kelly suggested enlisting the help of Code Enforcement to help address the situation.

Adjournment

There being no further business, the meeting was adjourned at 6:19 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management