

Chelsea Oaks Homeowners Association Inc

Board Meeting Minutes

April 21, 2021

Opening

The regular meeting of the Chelsea Oaks Homeowners Association Inc was called to order at 7:05pm on April 21, 2021 in Board of Directors Zoom meeting room by President of the Board Nancy Craig. A proof of notice was completed previous to the start of the meeting and the board established a quorum for the meeting.

Present

Board Members that were in attendance were: Nancy Craig, Bryan Bishop, Bob Ball, Bernadette Boardman, and Karl Miller. Christina Kelly from Ameritech was also present.

Approval of Minutes

The minutes of the previous meetings were talked about and then a motion to waive the reading of the March 11, 2021 minutes was made by Bryan. Bob seconded the motion. A vote was called, motion was voted on and passed. A motion was made to approve the minutes was made and seconded. The motion was put to a vote and passed. The minutes for March 11, 2021 meeting were approved. The minutes for March 16, 2021 were talked about. The proper corrections were made to update the name of the attorney that was present at that meeting. Bryan made a motion to waive the reading of the minutes, Bob seconded the motion. The motion was called to be voted on and passed. A motion was made to approve the minutes was made and seconded. The motion was put to a vote and passed. The minutes for March 16, 2021 meeting were approved.

Old Business

The ongoing lawsuit was talked about. Moving forward there will be a HOA meeting and then a legal meeting to provide the homeowners with an update on the status of

the lawsuit. The board provided a reminder about breed restrictions and if you were grandfathered with a previous dog and that dog passed, that does not carry forward to a new dog. They also gave a reminder to pick up after your pets. Discussion about not leaving your pets unattended or chained to a fence as it is against the bi laws.

New Business

The board spoke about the progress of community maintenance. There have been a couple of roofs have been repaired in the past few months. Homeowners are to call Ameritech (727) 726-8000 if there is a maintenance or emergency issue. Further instructions for a homeowner to make the proper calls and who to contact will be put into the newsletter. The call box at the front gate was damaged and fully repaired. The pool shower has been repaired. The status of the side walks repair is uncertain. The issue will be followed up on and get a status from Scott. Sprinklers are being worked on Sedgeford. This is on going issue that is continuing to be addressed. Homes on Torrington are off the previous watering cycle. We are working with Brad to get the issues corrected.

The planned project that we are waiting to get an update on by Christina about the building that need to be painted. She was in contact with Lowes Painting Company and is to receive a quote for Behr paint. This will be a better product and more cost effective. The paint will be applied in two separate applications to the buildings. Christina is also about to submit a Notice of Start for the upcoming work on the planned roofs. There is a crack in the pool that has been there for a little while. There is not exact status for it yet. The grout in between the pavers will been to be repaired. An issue was raised by Michelle Paton about ants in the pool today. Nancy will let Eric with Tri County Lawn and Pest Pros know about the ant problems. There has not been any movement on the start of the sod replacement due to the irrigation not being correct yet.

Nancy stated that she will continue to post a summary of the board meeting on Nextdoor. Once the minutes of the meetings have been approved, then they will be posted on Chelseaoaks.net so a homeowner can access them if needed. There will also be additional information on there that pertains to the community. A homeowner can also request a copy of the minutes from Ameritech.

Adjournment

Meeting was adjourned at 7:58pm by Nancy Craig. The next board meeting will be on May 19, 2021. They occur every month on the third Wednesday until January 19,2022.

Minutes submitted by: Karl Miller

Secretary

Chelsea Oaks HOA Board of Directors

Approved by: Name