

Chelsea Oaks Homeowners Association Inc

Board Meeting Minutes

August 18, 2021

Opening

The regular meeting of the Chelsea Oaks Homeowners Association Inc was called to order at 7:00 pm on August 18, 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, April Williams, and Karl Miller. Christina Kelly from Ameritech were also present.

Approval of Minutes

The minutes of the previous meetings were talked about and then a motion to waive the reading of the July 21, 2021 minutes was made by Bryan. Karl 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 July 21, 2021 meeting were approved.

Old Business

There was a discussion about the status of the sod and the sprinklers. The sod is being replaced on Torrington Circle. The sprinklers are watering the sod from 3-8. There was a broken sprinkler discovered. The sprinkler has been repaired.

Next roof will start on August 23, 2021. This will be the last building to be completed. We are not scheduling any more roof replacements for the rest of the year. Roofing repairs are being documented and issues with items such as tar in driveways will be

addressed with the roofing company when the project is completed so corrections can be made.

Painting update. Christina reported that all the painting has been completed. Nancy has the paint color codes that were used. The color codes will be archived on the Chelsea Oaks website so anyone can access the information if it is needed. We will look in the fall time frame for the possible next round of painting to be identified. Final walk though has been completed.

Christina provided the board with a Financial Update. The money for the paint has been paid. \$150,000 is outstanding to be paid on the roof. This money will come out of the Reserves fund. The Project Management fee came out of the Operating fund. The payment will be paid out in phases. This way if we find issues, they will have to correct issues before they receive the money that is due to them.

The board received quotes from Brad to do the mulching. We have a cost break down for different materials that could be used. The common areas of the clubhouse and inside of the gate. The two islands by the gate. We are not doing any mulching anywhere near the area that construction is taking place. Nancy is suggesting that we use the pine bark mulch for this year. Next year we could look at alternative materials if needed. Bryan made a motion to use the pine bark to mulch in the common areas. Bob seconded the motion. The motion was voted on. The motion was passed 4-1.

The board received a second quote for cameras. Bryan made a motion to have Mid Florida install cameras in the clubhouse and use Verizon for the WIFI provider. Bernadette seconded the motion. The motion was voted on and passed. This would also provide WIFI at the clubhouse for homeowners to use while at the pool and gym area.

New Business

Clubhouse damage has happened. Henry repaired the holes in the walls of the clubhouse. There has been gum on the floor. Screens have been taken out and windows were unlocked. Machines have also been damaged.

Next sod area. Recommendation for the next round will be looking at Sedgeford Drive and the pool areas. Brad will identify areas that need replacement. Brad will identify the next area of 5,000 sf that will be replaced. We will take a look at the area before Brad starts the replacement to ensure we are ready to start the project.

Open Discussion

There was not any at this time. A resident that was on the phone provided the board with a complement on the work that the board does.

Adjournment

Bernadette made a motion to adjourn the meeting. Bryan seconded the motion. The meeting was adjourned at 7:52 pm. Meeting was adjourned at 7:52 pm by Nancy Craig. The next board meeting will be on September 15, 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