

Chelsea Oaks Homeowners Association Inc

Board Meeting Minutes

September 15, 2021

Opening

The regular meeting of the Chelsea Oaks Homeowners Association Inc was called to order at 7:00 pm on September 15, 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, Bob Ball, Bernadette Boardman, 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 August 18, 2021 minutes was made by Bob. Karl seconded the motion. A vote was called, motion was voted on and passed.

Legal Update

There was not anything new to add for a legal update. There has not been anything new to report of behalf of the appeal.

Financial Update

Christina Kelly provided the board with a financial update. She provided the board with the funds that are in the operating and reserves account. The board was made aware there is \$45,000 outstanding at this time for the balance of the roofs that where completed. That amount is not going to be paid until all of the items that have been identified on the punch list are corrected.

The 2022 budget meeting is identified to be completed in December. This will be for budget planning. There needs to be 14 day notice prior to this important meeting. The mandatory audit will be conducted this year.

Old Business

Roof replacement. There is nothing further to discuss on the matter.

Brad has been spraying areas to prep for the new sod. There has not been an identified date for the new sod to be placed at this time. Tyler from Sprinkler Solution was out the week to the meeting and fixed a circuit for a pump for the sprinkler system. Tyler showed Bryan what to look for different situations in the sprinklers that arise in the future. We can trouble shoot the system on our end first before calling some out and being charged a service calls fee.

Mulch areas have been identified by Brad. He has not told Nancy what areas will be getting the mulch at this time.

There were eight security cameras installed into the clubhouse and pool area. Sprinkler Solution will be able to monitor the sprinkler system better now because there is WIFI in the clubhouse. There will be a guest account created so homeowners will be able to use the WIFI in the clubhouse and pool area.

New Business

Trash that has been at the end of driveways for weeks was address and Nancy provided guidance on Bulk County pickup and how to resolve these issues in the future. The county's track link will be posted on Nextdoor. Moving forward having trash laying around at the end of a driveway for an extended time without a pickup plan will not be tolerated.

Irrigation update- Sprinkler Solutions will be monitoring our system daily. They are one of the top four sprinkler company in the state. There is a \$50.00 monthly fee charged to the board for this service.

Building Insurance- The insurance policy will increase \$20,000 this year for the coverage. This was a relatively low increase compared to other communities and areas that were affected by Hurricane Ida. The policy is renewed September 11 yearly. Prior to the next renewal the board will again review all options that are available and look for ways to save money where they can. The focus is not to lose coverage but cut cost if possible.

Open Discussions

At 7:50 pm the board opened the meeting up for questions to homeowners in the community. The board advised homeowners to contact Dan Pilka for any questions about the appeal.

Adjournment

Bernadette made a motion to adjourn the meeting. Bob seconded the motion. The meeting was adjourned at 7:53 pm. by Nancy Craig. The next board meeting will be on October 20, 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