

Chelsea Oaks Homeowners Association Inc

Board Meeting Minutes

April 20, 2022

Opening

The regular meeting of the Chelsea Oaks Homeowners Association Inc was called to order at 7:17 pm on April 20, 2022 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, Bernadette Boardman, Robert Ball, and Karl Miller. Christina Kelly from Ameritech and Dan Pilka 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 Board Meeting on March 16, 2022 minutes was made by Bryan. Bob seconded the motion. A vote was called, motion was voted on and passed 5-0.

Legal Update

Dan provided a legal update on the status of the ongoing appeal. (Chelsea Oaks Management Company, et al. v. Chelsea Oaks Townhomes Case No: 2018CA-003149-0000-00). If anyone has any further questions to reach out to Dan Pilka by phone. His Brandon office number is (813) 653-3800 and his Lakeland office number is (863) 687-0780. You can also email Christina Coffey at Ccoffey@pilka.com or call and ask to speak to Shriley.

Financial Update

There is petty cash of \$300.00 being held on the property to be used to pay for minor bills that come up during the month.

The Operating Account currently stands at \$173,125. The Reserves currently has a balance of \$151,481.17. Delinquencies was not discussed at the meeting. \$25,000 is to be paid out for the painting of the homes identified to be painted by Lowes.

Old Business-

a) General Maintenance

i) Building Paint-

The second round of painting is underway. There is a total of 11 units that will be painted during this current project. The project is nearing completion. The Lowes team has done a great job so far. Many of the residences have reported how pleased they are with the job that is taking place.

ii) Storm Drains-

The project has been completed.

iii) Fencing-

The board has received three quotes for the fencing. There would still need to be a survey completed to identify all of the property lines and exactly where the work would need to take place. There was a discussion that took place on this subject. Bernadette made a motion to not do the fencing at this time. Bryan seconded the motion. A vote was called, motion was voted on. The vote results were 4-1. Nancy voted against the vote.

New Business-

a) **Stucco Repair-** This topic was covered when we spoke about Old Business.

- b) **Landscaping-** Brad Fuqua's company Fuqua Landscaping will no longer be providing landscaping services to the community starting at the end of this month. The board has obtained new quotes from landscaping companies. There was a discussion about this topic. Bryan made a motion to approve Floralawn to become the new lawn service provider for the community. Bernadette seconded the motion. A vote was called, motion was voted on. The vote results were 5-0.

- c) **HOA Boarding Openings-** There will be one seat on the board available starting on May 1, 2022. Robert Ball has stepped down from the board. The board members will meet and interview any new applications of potential board members. For this board seat it takes board member approval to fill the vacancy. There will be two seats to fill on the board at the end of this year. To fill these seats, a person has to submit an application. The membership votes to approve the people for the two seats that are coming up.

- d) **Clubhouse Access Update-** There was discussion about pool cards.

- e) **Storm Drain Repairs-** Previously discussed during Old Business.

- f) **Treadmill-** The treadmill located closest to the restroom can not be repaired. The cost of a new treadmill will be \$3,019.49. Karl made a motion that this action be tabled until the board could get warranty information and ore quotes from other companies. Bryan seconded the motion. A vote was called, motion was voted on. The vote results were 5-0.

Open Discussion

Welcoming Committee- This committee was briefly talked about due to time.

Landscaping Committee- This committee was briefly talked about due to time.

Social / Activities Committee- This committee was briefly talked about due to time.

What is an HOA- This was briefly talked about due to time.

General Discussion- General Discussion took place. There were a few topics discussed during this time.

Adjournment

Karl made a motion to adjourn the meeting. Bryan seconded the motion. The meeting was adjourned at 9:16 pm. by Nancy Craig. The next board meeting will be on May 18, 2022. They occur every month on the third Wednesday.

Minutes submitted by: Karl Miller

Secretary

Chelsea Oaks HOA Board of Directors

Approved by: Name