

Chelsea Oaks Homeowners Association Inc

Board Meeting Minutes

August 17, 2022

Opening

The regular meeting of the Chelsea Oaks Homeowners Association Inc was called to order at 7:10 pm on August 17, 2022 by Vice President of the Board Bryan Bishop. 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: Bryan Bishop, Bernadette Boardman, Teri Martin, 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 Board Meeting and approve the minutes that took place on July 20, 2022 minutes was made by Karl. Bernadette seconded the motion. A vote was called, motion was voted on and passed 4-0.

Legal Update

Dan stated the reply brief was filed and waiting for the court to set a date for oral argument. Mr. Pilka did speak with COM's lawyer Mr. Miller several times and did submit a counteroffer back to Cassidy to review. If offer gets accepted, a meeting would have to be called and the majority of the homeowners would have to approve the offer and amend the articles. Dan stated that there are still ongoing discussions taking place. (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 Shirley.

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 \$193,042.76. The Reserves currently has a balance of \$154,647.08. Lowes has been completely paid for paint project #3. Still pending payments are sprinkler head work, sprinkler monitoring, 2nd pothole repair (city will repair), and storm drain repair. Those will come out at a later date.

A copy of the 2020 audit was provided to the board.

No outstanding roofing projects. There was one roof that was looked at. The invoice are pending and will come out of the operating fund.

Old Business-

a) General Maintenance

1) Building Paint Project # 3-

The project was completed last week. There are a few little issues that need to be corrected. Chris will contact Jim to see when all of the corrections will be completed. The final payment has not been sent out for this project yet. The payment will be paid toward the end of the month.

2) Storm Drains

Scott Hood corrected some of the issue. will be providing the board with a quote on the fence posts that need to be added to the concrete. This secures the hole.

3) Vents

The vents still have not been corrected yet. Chris will contact Lowes to find out when they will complete this work.

4) Irrigation Maintenance

All of the lawn maintenance that Florlawn has been working on has been completed. Once this work is completed, they will be reached out to for quotes for lawncare issues such as mulch and other items. A quote will be provided to the board the first week of September.

5) Clubhouse Access upgrade

The cost for the upgrade will be \$3,830.00. Chris contacted Gate Tech Inc to go over the quote and get additional questions addressed. The project will move forward. A form will go out to confirm how many cards they have. This was approved last month.

New Business-

1) Cincweb

This was approved last month. The board informed Ameritech to start to move forward with this project. This project will take two weeks to complete once we want start moving ahead with the project. The plan is to have a little overlap from shutting down the old system and the start of the new system so users can get used to the new system. By January 2023, the old site that we currently use will no longer be used.

2) Paint Project #4

29 Buildings completed

24 Buildings remaining

12 buildings \$66,975

There was discussion about having another round of painting. Also spoke about possibility of doing some roofs. A motion was made by Bernadette to

approve the cost of 12 buildings that came to \$66,975.00. The motion was seconded by Teri. The motion was called for a vote and passed 4-0.

Open Discussion

There was discussion that took place about lawn maintenance and other items.

Adjournment

Karl made a motion to adjourn the meeting. Bernadette seconded the motion. The motion was voted on and passed 4-0. The meeting was adjourned at 7:54 pm by Bryan Bishop. The next board meeting will be on September 21, 2022. They occur every month on the third Wednesday.

Minutes submitted by: Karl Miller

Secretary

Chelsea Oaks HOA Board of Directors

Approved by: Name