

Chelsea Oaks Homeowners Association Inc

Board Meeting Minutes

March 16, 2022

Opening

The regular meeting of the Chelsea Oaks Homeowners Association Inc was called to order at 7:13 pm on March 16, 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, 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 on February 16, 2022 minutes was made by Bryan. Karl seconded the motion. A vote was called, motion was voted on and passed 3-0. (Bernadette Boardman was not present during this vote. She joined the meeting after this vote was completed)

Legal Update

Dan was not an update available at this time 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.

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 \$167,210.75. The Reserves currently has a balance of \$139,893.95. Delinquencies \$110,425.17

Old Business-

a) General Maintenance

i) Building Paint-

There is a total of 11 buildings that need to be completed. The amount to have the buildings painted is a total of \$51,700. Bryan made a motion to approve the list of the houses that have been identified to be painted on the next round of painting. Karl seconded the motion. A vote was called, motion was voted and passes 3-0. (Bernadette Boardman was not present during this vote. She joined the meeting after this vote was completed)

ii) Storm Drains-

There was discussion made about the quotes that we received and the work that needed to be There were two quotes received at this time. We are waiting on a third quote. Scott provided a quote of \$8,500 and CPLM provided a quote of \$4,800. Karl made a motion to table the motion of the storm drain repair until we get a third quote. Bryan seconded the quote. A vote was called, motion was voted and passed 3-0.

iii) Fencing-

Bernadette made a motion to table action until we get a survey completed. Karl seconded the motion. A vote was called, motion was voted and tied 2-2. We need more information on the quotes. Some questions were the same measurements, the material they will use, and warranties.

New Business-

a) **Landscaping of homes-**

Table the motion

b) **Driveways-**

A letter will be drafted about fixing the issues that there are. We are looking for a list of vendors to contact do get quotes to fix the issues.

c) **Owner utilities-**

A letter will be drafted about fixing the issues that there are. We are looking for a list of vendors to contact do get quotes to fix the issues.

d) **Oak Tree Removal-**

i) 6357 Torrington Circle-

There is damage that is occurring. Brad provided a quote. This is also an additional tree that needs to be taken under a window. \$1650 to remove both trees. Bryan made a motion to not remove the tree, reach out to the owner, and table the action. Bernadette seconded the motion. A vote was called and passed 4-0.

- ii) 6351 Torrington Circle- There is damage that is occurring. Brad provided a quote. This is also an additional tree that needs to be taken under a window. \$1850 to remove both trees. Bryan made a motion to have the tree removed. Bernadette seconded the motion. A vote was called and passed 4-0.

Open Discussion

Welcoming Committee- Item is tabled. This will be put into a letter that will go out to all of the residence.

Landscaping Committee- Item is tabled. This will be put into a letter that will go out to all of the residence.

Social / Activities Committee- Item is tabled. This will be put into a letter that will go out to all of the residence.

Dog Run / Park along Sedgeford grass- Item is tabled. This will be put into a letter that will go out to all of the residence.

Adjournment

Karl made a motion to adjourn the meeting. Bryan seconded the motion. The meeting was adjourned at 8:33 pm. by Nancy Craig. The next board meeting will be on April 20, 2022. They occur every month on the third Wednesday.

Minutes submitted by: Karl Miller

Secretary

Chelsea Oaks HOA Board of Directors

Approved by: Name