

Chelsea Oaks Homeowners Association Inc

Board Meeting Minutes

May 18, 2022

Opening

The regular meeting of the Chelsea Oaks Homeowners Association Inc was called to order at 7:15 pm on May 18, 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, 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 April 20, 2022 minutes was made by Bernadette. Karl seconded the motion. A vote was called, motion was voted on and passed 3-0.

Legal Update

Dan was not present to provide a legal update. He provided the board with an email for the residence. He stated that there are still ongoing discussions taking place, but nothing new to report at this time. (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 \$140,775.49. The Reserves currently has a balance of \$152,560.85. Delinquencies were \$83,693.17. A little over \$22,000 is to be paid out for the painting by Lowes.

Old Business-

a) General Maintenance

i) Building Paint Project # 2-

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.

New Business-

a) Paint Project # 3-

Karl made a motion for \$55,000 to be allocated for the painting of the buildings that have been identified in the next round of painting. Bernadette seconded the motion. A vote was called, motion was voted on. The motion passed. The vote results were 3-0.

b) Clubhouse key system-

There was a discussion that took place on this subject. Bernadette made a motion to table at this time and gather more information about the system. Bryan seconded the motion. A vote was called, motion was voted on. The vote results were 2-1. Karl voted against the vote.

c) Treadmill-

The cost of a new treadmill would be \$3,919. There was a discussion that took place on this subject. Karl made a motion to approve the purchase of

the equipment. Bryan seconded the motion. A vote was called, motion was voted on. The vote results were 2-1. Bernadette voted against the vote.

d) **Pool Pump-**

A resident reported to the board that the pool was overflowing. The water was cut off. The pool's level has returned to normal. The pool pump will be fixed during this week.

e) **Cincweb-**

This would be a system that would replace our existing website and move the times that are on there onto the new site. The site would cost \$100 per month. There was a discussion that took place on this subject. Bryan and Bernadette met with Christina Kelly and Michael Rickhart who showed them the functions of the site. They showed everyone on the call what the site looked like from a demo version. Bernadette made a motion to table the purchase of the site at this time so the rest of the board could see the functions of the site and further evaluate the need. A vote was called, motion was voted on. The vote results were 3-0.

f) **Repairs-**

6464 Sedgeford Drive Roof Leak

Storm Drains at the entrance of the community. There are issues with the bars of the storm drain

Vents- Lowes will reinstall the vents when they complete the remaining work left on the houses.

Open Discussion

There were talks about gate fob and club house key.

General Discussion-

There was talk about the front door of one resident's home. He needs the color code so he can paint his front door and not have to door rot.

Adjournment

Karl made a motion to adjourn the meeting. Bryan seconded the motion. The meeting was adjourned at 8:17 pm. by Bryan Bishop. The next board meeting will be on June 15, 2022. They occur every month on the third Wednesday.

Minutes submitted by: Karl Miller

Secretary

Chelsea Oaks HOA Board of Directors

Approved by: Name