

Chelsea Oaks Homeowners Association Inc

Board Meeting Minutes

November 16, 2022

Opening

The regular meeting of the Chelsea Oaks Homeowners Association Inc was called to order at 7:01 pm on November 16, 2022 by HOA Board 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, Teri Martin, and Karl Miller. Dan Pilka and Christina Kelly from Ameritech was also present.

Approval of Minutes

The minutes of the previous meetings were talked about and then a motion was made by Bryan to waive the reading of the Board Meeting and approve the minutes that took place on October 19, 2022. Teri seconded the motion. A vote was called, motion was voted on and passed 5-0.

Legal Update

Dan Pilka provide the board and homeowners with an update on the case. The previous entry from last month is here as a reminder where we currently stand. 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 \$236,390.00. The Reserves currently has a balance of \$159,447.00. Total delinquencies \$42,981.00. Most of this amount comes from the Casidy's properties. Lowes is waiting for the payment for the painting that was completed.

Old Business-

a) General Maintenance

1) Building Paint Project # 4-

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. There is a pinch list that still has to be completed before final payment will be disbursed. The final payment has been sent out for this project yet.

2) Storm Drains

There has not been a change yet. Scott Hood still needs to provide a quote for the work that needs to be completed to correct the issue. The drains are currently under water. He will be providing the board with a quote on the fence posts that need to be added to the concrete. This secures the hole. Same contractor James has to work the issues. The work has been approved. He is backed up currently.

3) Vents

This is still an ongoing issue. The vents that we have are not the correct size. The issue still is not resolved. Chris will reach out to see who could complete the work. Same contractor James has to work the issues. The work has been approved. He is backed up currently.

4) Clubhouse Access upgrade

The system is in. It has not been activated yet. Most of the codes have been entered. Chris is going to reach out to Gate Tech and get a status update.

5) Landscaping Torrington

Florlawn is two weeks out from being able to come out and complete the work that is needed. Teri stated that with the trees being trimmed it brought more light into the yards. Damien reach out to Bryan today to start the work on Torrington.

6) Hurricane Damage and status

Roof Damage all of roofs have been fixed. Two roofs need to be checked. One is from prior storm.

Sofit Damage All work was completed.

Water Damage water coming through the window. There was caulking used to correct the issue. The homeowner has not provided feedback back to Chris at the Property Management Company

Fence Damage James needs to get a quote to Chris for the work that needs for the 3 or 4 that need to be corrected. A couple are still leaning and minimal damage left to be corrected.

1) Landscaping Proposal Sedgford-

Florlawn sent out soil samples to see what is causing issues. The soil samples came back inclusive. Bryan motion to get the work done. Teri seconded. The issues was voted on. 4-1 was the vote. Karl was the negative.

2) Annual Meeting

December 11th 2022 at 3:00 pm. The location of the meeting will take place at Shepherd’s Community United Methodist Church. The 2023 Annual Budget meeting will take place along with the election on the new HOA Board. Chris is going to send out a form 30 days before the meeting to be able to complete the nomination form and be able to attend the meeting. We will also be sending out the Annual Budget to all homeowners.

Open Discussion

There was discussion that took place.

Adjournment

Karl made a motion to adjourn the meeting. Bryan seconded the motion. The motion was voted on and passed 5-0. The meeting was adjourned at 7:45 pm by Nancy Craig. The next board meeting will be on December 11, 2022. They occur every month on the third Wednesday.

Minutes submitted by: Karl Miller

Secretary

Chelsea Oaks HOA Board of Directors

Approved by: Name

