

Chelsea Oaks Homeowners Association Inc Minutes of Board Meeting April 4, 2023

Meeting was called to order at 7pm. of Board was established.

In attendance: Pres. Bob Fischer, VP Heather Cook, Treas. Brandon Silvia, Sec. Bernadette Boardman, Advisory Past-President Nancy Craig, as well as via zoom 2 homeowners and Chris Kelly of Ameri-Tech.

1) PROOF OF NOTICE of the Meeting

Affidavit provided by Chris Kelly of Ameri-Tech.

2) Brandon motioned to amend minutes of March 21, 2023 Meeting to correctly state open discussion regarding Revised Budget occurred. Heather 2nded. Motion carried unanimously.

OLD BUSINESS

3) Official Revised Budget Approval and Adoption.

Chris explained revisions to Budget which was mailed to all Homeowners. No changes since the Board discussion on March 21st. Bernadette motioned to approve said budget. Motion seconded by Brandon. Motion unanimously approved.

4) Addendum and Changes to Contract with No. 1 Home Roofing Inc:

After Chris explained cause of price increase to \$40,500/building, and reviewed the details of addendum to contract, Brandon motioned to accept the contract and proceed with project. Bernadette seconded. Approval was unanimous.

5) Legal Settlement Discussion

Atty Dan Pilka then joined meeting to discuss the need to amend our Articles of Incorporation by a majority vote of the membership, so that language in our Articles, By-Laws, and Settlement Amendment is all in agreement. After much discussion, Dan agreed to confer with COM Atty Miller re: holding this vote at next annual meeting. The Officers of the Board stated their willingness to guarantee all payments due COM would begin in May and continue as stipulated until such vote.

NEW BUSINESS

6) Bob announced Director Terri Martin's official resignation due to personal family matters, and thanked Terri for her service. He then asked for anyone interested in filling Terri's Board position to step forward or recommend a suitable interested candidate.

7) Bob then reminded all that Monthly Assessment increases to \$316 effective with May 1st payment. New coupon books to be issued by Ameri-Tech. 3 methods to Pay: Auto-Pay, Bill-Pay., Mailing a Check.

8) MAILBOX Discussion:

Homeowners needing a replacement can buy a simple black mailbox with red flag (in same style as those originally installed) at the local hardware stores.

9) COMMUNITY YARD SALE

Heather discussed all the signage and advertising for the upcoming event on SATURDAY 4/22 from 9am-2pm., as well as the emails from interested participants.

10) OPEN DISCUSSION

Chris to have ARC form on website corrected so requests go to ARC Committee, not Board. Heather repeated request for appropriate safety signage around our ponds (ie. "Do not feed wildlife," "Caution Alligators", et al) as our Atty has advised. Bernadette asked for "construction site" verbiage to be removed from front gate. Nancy stated need for NO TRESPASSING sign to remain. Bob thanked Sandy King and Decorating Committee for pool beautification efforts and for the Easter decorations at the OUTgoing Gate. Next pool project is power-washing. SPRINKLER System and alert notification to Flora-Lawn were discussed. Chris to follow-up with Damon.

Next Board Meeting as regularly scheduled, 1st Tuesday of the month, May 2.

Meeting adjourned at 7:53pm.

Respectfully submitted,
Bernadette Boardman, Secretary
Chelsea Oaks HOA