

Chelsea Oaks Homeowners Association Inc
Board Meeting Minutes
March 21, 2023

Minutes of Board of Directors Meeting March 21, 2023

The meeting was called to order at 6:32 pm. A quorum of Board established.

Present: Pres. Bob Fischer, VP Heather Cook, Sec/Treasurer Brandon Silvia, Directors Teri Martin, Bernadette Boardman.

The main purpose of the meeting is: Review the revised 2023 Budget.

1) Board approved the appointment of Bernadette Boardman as Recording Secretary.

2) Discussion led by Bob and Brandon regarding the roofing contract with No. 1 Home Roofing Inc.

Motion made by Brandon (after thorough discussion) to approve moving forward with contract stipulating 15-year roof shingles at cost of \$40,000 per 5-unit building with \$200+K down payment & interest-free payments over 20 months.

Seconded by Teri Martin. The motion was approved unanimously.

3) Revised 2023 Budget discussion:

Funding of Roofing contract using Reserve vs Operating Budgets; Legal settlement monthly payment of \$65/unit due to begin May 15; Resolution of potential shortfall issues; Agreement to NOT use special assessment funding; Necessity of accurate determination of 'paid in protest' estoppel fees. Monthly assessment to increase to \$316 (current \$251 + 65).

~~Brandon motioned to approve the revised budget, seconded by Teri. The motion carried unanimously.~~

Minutes Amended at 4/4/23 meeting. The motion was retracted because the notice of meeting notice to members was not 14 days as required for revision of the budget.

4) Old Business:

Brandon to work with Chris of Ameri-Tech on the roofing payment structure.

Heather reported NO UPDATE from Ameri-Tech on website update/improvement.

Discussion of concerns re-sod and broken sprinkler heads. Bob to discuss this with Damon of Flora-Lawn.

Bob reported on feedback about the new pet-waste-bag-station installed in the common area near 1st pond on Sedgford, and the possible addition of 2nd unit.

5) New Business:

Motion made by Bernadette to appoint Nancy Craig as a non-voting President-Emeritus member of our Board. Seconded by Brandon, and unanimously approved.

Bob led a general discussion regarding improvements to the pool area, after which a decision was made to table future discretionary spending.

Next Board Meeting: as regularly scheduled, Tuesday - April 4.

Heather motioned, and Brandon 2nded to adjourn the meeting. The meeting adjourned at 7:56 pm.

Respectfully submitted,

Bernadette Boardman, Secretary