

Minutes of Chelsea Oaks Board Meeting

October 2023

A meeting of the Chelsea Oaks Board was held on October 24. The meeting was called to order by Robert Fischer at 7:00 at the club house/ pool location. The following board members were present; Heather Cook, Robert Fischer, and Brandon Silva. There were nine homeowners present at the meeting along with Chris Kelly and several others who join by zoom.

The reading of the July board minutes was waved by a motion to approve by Brandon Silva.

The board reviewed the approval from the ARC committee for projects during August and September.

Brandon Silva reviewed the 2024 budget that he has been working on for the last several months. He explained that there will be an increase in the HOA fees due to the jump in the HOA insurance coverage which began in September. Brandon suggested that we cut expenditures for providing mulch for the homeowners and this line item could be reduced from the budget. Last year, the HOA provided this service, but it is not required. The board approved Brandon's findings and submitted this budget proposal to Ameri-tech.

The roofing project and concerns from homeowners was discussed. As of this meeting, there are several items still needing attention. Chris has promised to follow up on these items so that we can have closure to this project.

The Floralawn company, which is contracted for our lawn service, was discussed by the board. Several comments from the neighbors followed. The board is aware of the poor quality of lawn service over the summer months. We are following up with the new manager to ensure better service. We will monitor this situation.

The date for the Annual Meeting is set for December 3, at 3:00. Because the Community Church is not available, we will be using the Presbyterian Church on Shepherd Road instead.

A date was set for November 11th for the Fall Community Yard sale.

Old Business- none

New Business- The need for notice to be given to homeowners concerning their dogs running loose without a leash was discussed. Chris will be following up with a violation letter and a reminder that all dogs must be registered with Ameri-tech.

The meeting was adjourned at 8:05.

Respectfully submitted by

Robert Fischer