

CHELSEA OAKS HOA BOARD MEETING MINUTES
AUGUST 27, 2024

Meeting called to order by Vice President Heather Cook at 7:00 PM. In attendance were Brian Darling, Laura LaRocco, Nancy Craig, Bob Fischer via Zoom, and two home owners.

July minutes were approved by Heather Cook, Brian Darling and Bob Fischer as submitted.

In Brandon Silvia's absence, Heather read his July Financial Report as submitted. Reserves are up, delinquent accounts are on plan. Lawn care and insurance are still the highest services. Review of budget plan end of September.

Nancy Craig submitted an aging report copy to board. Additional letters to be sent out to residents and attorney.

A work report from Christine was made on completion of projects for vent replacements, stucco and soffit repairs. Pool maintenance was completed. A report of a resident's roof leak. With a recent walk-thru more trees were noted needing trimming. Bob requested Chris to get an estimate for those trees in need of trimming.

Heather requested Christine to check on IT updates needed, add meeting dates and time to website. Chris mentioned a Google calendar could also be added.

Bob questioned the new Polk County pickup change for bulk items, furniture, appliances, etc. Heather said the Polk Utilities website has that information on it by addresses and will tell when our day will be. Chelsea Oaks should be the third Tuesday of every month.

Heather requested the parking rules be added to our website under documents for parking rules. Add parking rules and hours for pool. Chris will send it tomorrow.

Heather brought up that the board no longer has anymore "Do Not Trim or Prune Signs" available. The price of the signs has gone up to \$25 each. It was voted that any resident wanting a sign can purchase at Dixie Signs. Motion by Heather Cook and second by Brian Darling. Approved.

Brian Darling made a report on cameras for the entrance gates. He received three quotes, two quotes for 2 cameras and one quote from Gate Tech for \$4,726.80. Other two quotes were for over \$6,000. Quote includes post with modem, panoramic cameras front and back and for license plate. Can also have one for keypad. Fronter will do free installation for a package price of \$29.99. It was decided we do not want a camera for keypad, but want 3 cameras for front, back and license plate. We will also have storage for 3 weeks at a time. Bob Fischer made a motion to go with Gate Tech, Heather second the motion, approved.

Bob also made an amendment for the \$4726.80 price or if necessary can go to \$5200.00 for three cameras if necessary. Brian Darling will oversee order, installation and operation instructions of the cameras with Gate Tech. Chris was asked to check with Gate Tech on motion sensors for gates.

A resident asked when the pool closes. Bob Fischer said the pool closes at 10 PM and will be added to newsletter.

A resident asked when the bulk rate cable will be effective. Heather asked Laura LaRocco to put up flyer in clubhouse with information, Nancy Craig will put something on Next Door and Laura to add information in August minutes. If you want the bulk rate cable, please email Laura LaRocco hearts@tampabay.rr.com Please add "cable" to subject line and indicate if you do want the bulk rate cable service from Spectrum, along with your name, address and phone number. Please send at your earliest convenience.

Next meeting will be September 17 at Maureen Portnoy's house, 6336 Torrington.

Meeting adjourned at 8:01 PM. Addendum on bulk rate cable follows.

The board received a quote from Spectrum for bulk rate cable service in Chelsea Oaks. The quote is \$45 per unit per month with a 60-month term. The quote includes the following:

500/35 MBps

modem and WiFi router

Spectrum support 24/7/365 for all residents and onsite staff (we will have our own assigned Customer Service representative with a special phone number)

Spectrum TV Select Signature channel lineup

1 set top box

Access to all channels via Spectrum streaming TV application

155+ Channels includes access to On Demand

Access to all Network applications with Spectrum credentials

Residents can upgrade/add service and Spectrum to invoice resident directly for any items above/ beyond bulk package delivered through the property

Respectfully submitted,

Laura LaRocco, Secretary