

CHELSEA OAKS HOA BOARD MEETING  
MARCH 19, 2024

The meeting was called to order at 7:00 PM by President Robert Fischer. Officers present were Heather Cook, Brian Darling, Nancy Craig and Laura LaRocco. Three residents were in attendance.

A motion by Heather Cook and Brian Darling to approve February minutes.

Sandy King of the ARC committee stated they have had several meetings on the fence guidelines and are still working to make sure all is legal. Bob Fischer asked that they finalize proposal and email the board. The proposal will also be sent to our lawyer to check on legalities.

Chris spoke on the updates for transfer to South State Bank. Bob asked if another letter can be sent to all residents as to the up to date information due to problems with HOA payments. Bob expressed concerns over delinquent money owed. Need to make sure everyone knows the HOA fee is \$340. Some are not making this payment.

Chris will check and see who needs a letter to answer any information needed. Some do not want to do auto pay. A suggestion would be to use portal. You can view ledger with payments registered. Something will be put on Next Door. Any further information needed, let Chris know.

Some still being transferred from Truist to new bank. A third party is working on this and it takes time.

Nancy Craig made a report on delinquent accounts. February is \$32,010. Ten letters to our attorney, one notice letter, and one paid in full on March 18.

It was discussed that we may need another letter to state pay the full amount in 30 days or they can request a payment plan. Regarding the attorney letter, it states they have 45 days to pay, no response, the account goes to foreclosure. Please look at your mail. If in a financial crises, please let us know.

Further discussion on sending a second letter certified. Chris will check on and verify.

Brian Darling reported on our community picnic April 13 at noon. It is a meet and greet your neighbors. Please bring a dish or dessert. Hamburgers and hot dogs will be served. We welcome ideas for next year's picnic. You can text Brian at 813-843-2307. Flyers will be delivered.

Yard Sale will be April 20 from 8 AM until done. Place your sale items on the driveways.

#### OLD BUSINESS

Please take responsibility for your dogs, use poop bags! There is also a new Trash can in front of the clubhouse, if needed. Please remember ALL dogs must be on leashes. This is a Polk County Law. All dogs must be registered on the Chelsea Oaks website.

Bob reported on status of trees. Some Palms and other trees need to be removed, others need trimming. Flora Lawn can do 10 ft or under. Email any trees that need attention.

Chris reported on Spectrum's right of entry. Do not need a contract. It is an agreement between HOA and Spectrum if we do not do bulk rate cable now, we agree to using Spectrum in the future.

Laura LaRocco reported on the bulk rate cable per contact with the Senior National Account Manager at Spectrum. He stated that the Spectrum bulk rate cable can save us from 60% to 70%. Monthly service per unit for internet and TV service would be around \$40 to \$45. Additional incentives would also be available to the HOA for a designated dollar amount for each unit door address. This amount of money would go to our treasury. We would have 400 mbps.

We do not need 100% participation. Contracts are negotiable. The contract is negotiated between the HOA board and Spectrum. It is also possible to have a Spectrum representative make a presentation with questions and answers. We are still working on further information and quotes.

Bulk rate cable can assist unit owners in saving money because the service provider can spread the cost of assess among multiple clients. Benefit is that residents get a faster connection and the cable company can provide a higher bandwidth when servicing multiple dwellings. Higher quality of customer services.

Respectfully submitted,

Laura LaRocco, Secretary