

**CHELSEA OAKS HOA BOARD MEETING MINUTES**  
**Tuesday, February 20, 2024**

Meeting called to order at 7:04 PM by President Robert Fischer. Present were all board members: Heather Cook, Brandon Silva, Brian Darling, Nancy Craig and Laura LaRocco. Eight homeowners were present.

The minutes for January 2, 2024 board meeting were read. Heather Cook and Brandon Silva made a motion to approve and unanimously approved by all.

**BUSINESS DISCUSSED:**

Christina Kelly explained new change to South State Bank. Reason for change due to problems with previous bank. New change is effective March 1. Notices were sent out late and some residents did not receive. There will be no late fees for March. Apology to all for the Confusion. Payments can be made by mail with coupons or put on automatic pay.

President Bob Fischer assured all residents that this is a legitimate change and reminded all of the \$340 HOA fee due to insurance increase. If on automatic pay, please change to new mail address on portal.

Brian Darling reported on Floralawn and scope of service as to what is covered. A copy will be posted at the clubhouse. The dead Palms will be cut in the very near future. If you have a dead Palm tree, please send a notice to management. Weed treatment starts in next few days. Pets need to avoid area for 12 hours. If you do not want the weed application, put a sign in yard. The scope of lawn service will also be added to the Welcome package. Trees are trimmed once a year. Christina mentioned that Epsom salts may help some of Palm trees if they look sick.

Nancy Craig reported on the delinquent accounts. For December, 2023 - \$25,888. Eleven accounts sent to the attorney. For January, 2024 - \$30,256. Three to the attorney which gives 30 day notice to comply or lien is put on property. Three more accounts sent to residents for 30 day compliance.

Bryan and the ARC Committee are still working on the details for the fence enclosures.

Power washing completed. A good job was reported. Anyone who needs this service, contact management for company information.

A Spring Yard Sale was mentioned. Nancy Craig will make a call to last year's contacts to see if one is planned.

A Spring community picnic was discussed. It will be held at the clubhouse/pool area mid-April. Brian Darling will chair. Any volunteers, let Brian know.

Discussion on front gates open from 6 to 9 AM and 5 to 7 PM is still in effect to cut down on the wear and tear for gate maintenance. Gate repairs are very expensive and as the gates get older, more maintenance and repairs will be needed. We may need to start adding to the budget for future use.

**OLD BUSINESS:**

No sign has been posted for autistic child. Nancy to follow-up with owner's request.

**NEW BUSINESS;**

Bulk Rate cable was discussed which would lower our cable bills considerably and bring dollars per house to our budget. Christina Kelly and Laura LaRocco will gather more information and present at next board meeting for further discussion.

A motion to adjourn meeting by Nancy Craig and Heather Cook. Meeting was adjourned at 8:10 PM.

Respectfully submitted,

Laura LaRocco, Secretary