

CHELSEA OAKS HOA BOARD MEETING MINUTES  
JUNE 18, 2024

Meeting called to order at 7:05 PM by President Bob Fischer. Officers in attendance were Brandon Silva and Laura LaRocco. Present were Nancy Craig and four residents.

Approval of May minutes by Brandon Silva and Laura LaRocco. All approved.

Brandon Silva reviewed the May financials. \$53,000 still outstanding. Bob Fischer asked that people feel free to let the board know of difficulties before they have to be sent to the attorney. Be advised you will be subjected to liens on your home if payment is not received.

Insurance agents are pushing for 10 years on roofs. Brandon encouraged everyone to contact your State Representatives and explain further insurance increases could price people out of their homes.

Bob asked Brandon to start work on the 2025 budget. Anyone willing to help with this project, please contact Brandon.

Bob also reminded everyone that the HOA fee is \$340.00 per unit. The board is asking for your cooperation. We do not want to turn people to the attorney and have liens put on properties.

Chris and Nancy made report on the aging with the delinquent accounts. Seven have been sent to the attorney and some payments are starting to come in from these accounts. Six were found in bank transition and they are now aware and are paying. We have four accounts with no contact information. Ameri-Tech will be sending letters to their addresses. A few are not paying because of the lawsuit. A reminder that you must pay your HOA fees to avoid attorney and liens. You owe your monthly fees.

Nancy asked for board approval for the next batch of delinquent accounts be sent to the attorney. President Bob Fischer asked the board for their approval so decision can be made tonight. Laura LaRocco made a motion and Brandon Silva second the motion. All approved for Bob, Nancy and Chris to review and decide which accounts need to go to the attorney as soon as possible.

President Bob Fischer asked for approval to repair the Universal machine cable at clubhouse for \$462.77. Approved.

A motion by Brandon Silva and second by Laura LaRocco to approve the work orders on the stucco, fascia, painting of residents submitted. The window repair submitted was not approved as the board felt it was the resident's responsibility due to wear on the window material (which was not glass) and it was not determined to be roofer or

painter damage. Roofs replaced last May, 2023 and painting was done three years ago.

Brian from FloraLawn will be replacing some plants that were damaged due to weed killer spraying. A discussion about the spraying being done will be researched and continued at a later date.

The clubhouse pool tile and deck may need some repair in the near future. A reminder by President Bob Fischer to place the umbrellas under the portico when not in use due to the frequent wind and storms.

Bob discussed community involvement is important to begin for general cleanup, some planting of plants and flowers that have died and need to be replaced. He would like to have some volunteers to call on when needed for a few Saturdays in the near future. Maureen Portnoy has accepted the Chair Person of this committee. Her email address is: portnoy635@msn.com if you want to contact her to volunteer for this committee.

Two units were painted last week for their garage doors.

President Bob Fischer will be on vacation late July, August and September. The following duties have been assigned: Brandon Silva - budget / Laura LaRocco - Gate Tech / Maureen Portnoy - doggie bag refill / Heather Cook - meetings / Brian Darling - pool, clubhouse and will work with Chris on lawn requests.

A newsletter will be coming out soon for updates and a copy of the new fence regulations. Please follow the form and get approval from Bryan Bishop with the ARC Committee. Please be advised that our attorney will be in attendance at this meeting for meet and greet along with updates. The next meeting will be July 16 at 7:00 PM.

Meeting adjourned at 8:20 PM.

Respectfully submitted,

Laura LaRocco, Secretary