

CHELSEA OAKS HOA BOARD MEETING
Tuesday, January 2, 2024

Meeting called to order at 7:03 PM by President Robert Fischer. Present were board members: Heather Cook, Brian Darling, Nancy Craig and Laura LaRocco. Four home owners were also present.

Business discussed:

Budget not all in yet per Christina Kelly. Bob requested count on delinquent accounts from Christina.

In October, 2023 the board voted on a new attorney, Robert Chilton of Boswell & Dunlap. They are located in Bartow.

Nancy Craig will help track number of liens and follow through with Christina to report to the board. Discussion on number of notices to homeowners and attorney letters, time frame on response and what follows per the legalities.

Bob and Brian did a walk through with Flora Lawn to go over lawn care, trim of bushes and hedges, etc.

The Proposal on Neighborhood Fencing was read by Brian Darling. Discussion followed with any questions. Changes to resolution and covenants will be needed. Irrigation and lawn service to be considered along with a list of waivers needed. Our lawyer will need to review and advise. Much work and planning still needed.

Old Business:

A motion by Laura LaRocco to approve a homeowner's request for a 12 x 18 yard sign for their autistic child to be posted visible to drivers to stand 4 1/2 feet high at homeowner's expense. Brian Darling second the motion. All board members agreed and vote passed. Nancy Craig will explain to homeowner.

A new dog station and a no parking sign installed in Sedgeford.

New Business:

A request for a review on the HOA insurance. Christina suggested the board have a review of the HOA insurance with Sandy at Stahl Insurance to go over coverage and questions.

A homeowner shared his experience on quotes he received as a homeowner and the fact we need insurance for townhomes not condos and it is a HO 3.

Meeting adjourned at 8:30 PM.

Respectfully submitted,

Laura LaRocco, Secretary