

CHELSEA OAKS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JUNE 17, 2025

Meeting called to order at 7:00 PM by President Bob Fischer. In attendance were Heather Cook, Vice-President, Brandon Silvia, Treasurer, Laura LaRocco, Secretary, Adriana Galvez, Director and Dawn Wright, Director. Also present were Nancy Craig and Sandy King.

Brandon Silvia made a motion to approve May minutes and second motion by Dawn Wright. All approved.

Brandon Silvia made a financial report. Operating funds are \$80,500. \$75,000 in expenses. Revenue is \$10,000 higher due to a reduction in aging. Coming under budget. \$173,000 in reserves. Upcoming work will be needed for sidewalks, gate, and clubhouse roof. This is the last month for roof payments.

Aging Report by Nancy Craig. May total is \$53,418.04 which is \$4,567.74 less than April.

Bob stated Florida Green started on the tree trimming at Torrington on Monday, June 16, and should finish up this week. This cost was \$15,000.

Christina Kelly, Property Manager, made an overview report. Some palm trees and ornamental trees will need to be trimmed. She received a request for stucco/roof repair for a resident. She is awaiting the report. Bob asked her report on any shrubs needing to be trimmed.

Bob reported sprinkler system is still being worked on. Also, working with lawn service to review any problems.

Sandy King reported on ARC committee. One request was received for a fence. Bob asked that all who have fences put a sign up to show they want the lawn mowed and to make sure fence is unlocked.

Meeting adjourned at 8:00 PM.

Respectfully submitted,
Laura LaRocco, Secretary