

Chelsea Oaks Homeowners Association Inc
Board of Directors Meeting Minutes
February 18, 2025

Meeting called to order by President Bob Fischer at 7:02 PM. Six residents were in attendance along with board members: Bob Fischer/President, Heather Cook/Vice President, Brandon Silvia/Treasurer, Laura LaRocco/Secretary, Dawn Wright/Director. Bryan Bishop and Sandy King of ARC Committee were also present.

Motion to approve January minutes by Brandon Silvia and second by Heather Cook. All approved.

Chris from Ameri-Tech gave overview report on walk through of neighborhood. Less violations on trash cans. 24 sidewalks need to be removed/replaced due to uproot of trees and those trees will need to be trimmed at the roots. Still getting quotes but one quote from Specialty Builders & Developers was received for \$14,562.50. Waiting on other quotes. Bob also asked her to get contacts for pressure washing so we can give to homeowners.

Brandon reported on the financials. Operating at \$52,746 with reserves at \$142,252. Some services were up for administration fees, legal fees and other services.

Nancy reported on aging. \$61,687 more than December by \$4,116.00. Two accounts paid \$4,112.69 not on aging report so we had a decrease of \$1,037.69 last month. Two letters to go to the attorney.

Review of new lawn company service since December showed everyone agreed they were doing a good job. A problem with irrigation due to not having a proper flow plan but Bryan Bishop supplied one to the lawn service. Bob asked that all homeowners be patient. It is all being worked out.

OLD BUSINESS

Bob did thorough research in January as board was concerned about moving forward with the Spectrum proposal for bulk rate cable. Since service for 100% participation was not possible, the management company would not be able to handle the billing on under 100%, too difficult. The board would have to hire an accountant and with the aging report in peril, the HOA could not handle the extra expense that would be needed. It would create another problem. More than we can handle at this time.

NEW BUSINESS

The front gate is still a problem since the hurricane. Gate Tech cannot keep it going. It is broken more than working. We need new motor operators, ours now are too old and can't be replaced. It was discussed to keep open still 6-9 AM and 3-7 PM. It was also suggested to get a report from Gate Tech on the traffic coming and going. Chris will get quotes needed.

Bob did thorough research in January as board was concerned about moving forward with the Spectrum proposal for bulk rate cable. Since service for 100% participation was not possible, the management company would not be able to handle the billing for under 100%, too difficult. He also checked with another management company, and they said they would not be able to do under 100% billing. The board would have to hire an accountant and with the ageing report in peril, the HOA could not handle the extra expense needed. Therefore, the HOA will not be

moving forward with Spectrum bulk rate cable due to our current delinquency problem.

A yard sale was suggested for Spring. A date will be posted on website very soon.

A motion by Brandon to adjourn meeting at 8:15 PM. Second by Heather. All in agreement.

Respectfully submitted,

Laura LaRocco, Secretary