

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

Meeting called to order by President Bob Fischer at 7:00 PM. Board members present were: Heather Cook, VP - Brian Darling, Director - Dawn Wright, Director - Adrianna Galvez, Director via Zoom, and Laura LaRocco, Secretary. Five residents were in attendance including Sandy King, ARC Committee and Nancy Craig.

A motion by Heather Cook to approve February minutes and second by Dawn Wright. All approved.

Monthly Review by Christina Kelly. Two soffits need repairs and one home has below ground seepage near back door which would need a sealant. Another sidewalk repair quote was received in the amount of \$8900. Still waiting for third quote.

Financial Review by Brandon Silvia. Brandon could not make meeting due to work but a text was sent to board members and read by Bob Fischer. Brandon stated that we are doing fine in spite of concerns regarding the outstanding balances owed. We will need to revisit the capital plan/reserves in the next fiscal year to address increases in supply/labor costs as well as additional capital projects such as clubhouse roof and gate replacement.

Review on Aging Report by Nancy Craig and Bob Fischer. February aging report total is \$62,599.36, \$912.31 more than January. \$2741 was first time on report. Deduction of first time report leaves a decrease of \$1,741. One delinquency has paid in full but is not on report and cannot be counted until the check has cleared. The total amount paid is \$2116 and should not be on next month's report if check clears. Two letters scheduled to go to the attorney.

Bob went over February report amount owed over \$1000 with attorney. Five residents are not paying as agreed and Bob has requested our attorney to foreclose on them.

Review Findings of Irrigation by Brian Darling. Brian met with Tyler at Sprinkler Solutions of Florida. About 100 decoders communicate with the hub located at the clubhouse. If one decoder doesn't work, others may not. Trouble-shoot and fixing what they can in Phase One to 70%-75% working versus 20% now would be \$1100.00. Phase Two to replace everything that is bad, \$17,000. Phase Three - replacing all or do monthly service of \$1,000 (service 2 x month). This would include replacing sprinklers and anything else broken.

Bob asked should we move ahead on quote, get more quotes or ask current lawn service to lower fee monthly by \$1,000. Bob asked Brian to get a contract to review for the \$17,000 and a consideration for the \$1,000 a month service, also how long will it take and payment terms.

Motion by Brian Darling and second by Heather Cook to proceed with Bob's request and approved by all.

Bob asked Sandy King of ARC Committee if we can help a resident by moving her current fence another foot out. Her lot has enough room to do this with regard to the regulations. She has a back injury that prevents her from walking her two dogs and needs the space in her backyard for them. Sandy said okay with ARC committee if board approves. Motion by Dawn Wright to approve and second by Brian Darling. All approved.

OLD BUSINESS

Beautification Committee workday on March 22 from 9 - 2 for entrance on Chelsea Oaks Drive.

NEW BUSINESS

March 29 from 8 - 12 for neighborhood yard sale.

Meeting adjourned at 8:10 PM.

Respectfully submitted,

Laura LaRocco, Secretary