

Chelsea Oaks Homeowners Association Inc

Board Meeting Minutes

June 15, 2022

Opening

The regular meeting of the Chelsea Oaks Homeowners Association Inc was called to order at 7:02 pm on June 15, 2022 by President of the Board Nancy Craig. A proof of notice was completed previous to the start of the meeting and the board established a quorum for the meeting.

Present

Board Members that were in attendance were: Nancy Craig, Bryan Bishop, Bernadette Boardman, Terri Martin and Karl Miller. Christina Kelly from Ameritech was also present.

Approval of Minutes

The minutes of the previous meetings were talked about and then a motion to waive the reading of the Board Meeting on May 18, 2022 minutes was made by Bryan. Bernadette seconded the motion. A vote was called, motion was voted on and passed 4-1. Nancy abstained from the vote because she was not present at the May 18, 2022 meeting.

The minutes of the previous meetings were talked about and then a motion to waive the reading of the Board Meeting on June 3, 2022 minutes was made by Karl. Bryan seconded the motion. A vote was called, motion was voted on and passed 5-0.

Legal Update

Dan had a meeting with the homeowners. He stated that there are still ongoing discussions taking place, but nothing new to report at this time. (Chelsea Oaks Management Company, et al. v. Chelsea Oaks Townhomes Case No: 2018CA-003149-

0000-00). If anyone has any further questions to reach out to Dan Pilka by phone. His Brandon office number is (813) 653-3800 and his Lakeland office number is (863) 687-0780. You can also email Christina Coffey at Ccoffey@pilka.com or call and ask to speak to Shriley.

Financial Update

There is petty cash of \$300.00 being held on the property to be used to pay for minor bills that come up during the month.

The Operating Account currently stands at \$152,169.91. The Reserves currently has a balance of \$146,864.18. All of the checks have been cut and Lowes painting has been paid up to date.

The audit company is waiting on more information so they can conduct the full audit.

There were four roofs called in and all of the work has been completed on them. The invoices are pending and will come out of the operating fund.

Old Business-

a) General Maintenance

1) Building Paint Project # 3-

The second round of painting is underway. There is a total of 10 buildings that are being painted during this current project. The project is nearing completion.

2) Treadmill-

There has not been any response yet and no new equipment at this time. The deposit has been paid to the company for the equipment. Last word is that there is a delay in the supply of the equipment.

3) Pool Pump

The pump was repaired. The only part that needed to be fixed was a hose. There was no charge for the hose being fixed.

4) Storm Drains

storm drains will use fence posts to close off the opening. We asked Chris to get a quote.

5) Vents

The company has not been paid yet. Nelson reported that his vent was not fixed. Chris will follow up on the vents that are not repaired.

6) Irrigation Maintenance

There was a charge of \$4635.12 to fix broken sprinkler heads in the community.

7) Clubhouse Access upgrade

The cost for the upgrade will be \$3,830.00. This is a needed upgrade. We can no longer get new key cards on the old system. Bernadette made a motion to purchase the new system. Bryan seconded the motion. The motion was voted on and passed 5-0.

8) Cincweb

Bernadette made a motion to purchase the new system and start the serviced in January 2023. Teri seconded the motion. The motion was voted on and passed 5-0.

New Business-

1) Dumpster

Nancy wanted to let the community know that she would be having a dumpster at her residence for four days starting on June 22, 2022. There was no objection to this. She just wanted to make everyone aware.

2) Irrigation upgrade

There was work that needed to be completed on the irrigation system previously when Fuqua Lawncare and Sprinkler Solutions were previously working on the system. The issue has identified previously and approved in previous board minutes, but due to part shortages the work was not able to

be completed. A discussion took place about the corrections that are needed. The total cost of the project is \$6,959.94. Bryan made a motion to reapprove the irrigation upgrades. Karl seconded the motion A vote was called, motion was voted on. The vote results were 5-0.

3) Wire on Chelsea Oaks Drive

The wire broke some time ago. There were battery operated modules that were installed as a temp fix to the problem. Right now the system can not be monitored because this area is not part of the main irrigation system. The cost is \$2,100.00 to repair the wire. Bryan made a motion to reapprove the irrigation upgrades. Karl seconded the motion A vote was called, motion was voted on. The vote results were 5-0.

4) Yearly Tree Service

Fuqua used to take care of this for the community. Florida Green did the work in the past through Fuqua Lawn Service. Fuqua never used to bill us for this service. Karl made a motion to table this action pending a total of three quotes to get the work completed. Bryan seconded the motion A vote was called, motion was voted on. The vote results were 5-0

Open Discussion

There were talks about gate fob and club house key.

General Discussion-

There was general discussion completed.

Adjournment

Bryan made a motion to adjourn the meeting. Karl seconded the motion. The meeting was adjourned at 8:04 pm. by Bryan Bishop. The next board meeting will be on July 20, 2022. They occur every month on the third Wednesday.

Minutes submitted by: Karl Miller

Secretary

Chelsea Oaks HOA Board of Directors

Approved by: Name