

CHELSEA OAKS HOA BOARD MEETING MINUTES
OCTOBER 22, 2024

Meeting called to order by President Bob Fischer at 7:05 PM. In attendance were officers Heather Cook, VP, Brandon Silvia, Treasurer and Laura LaRocco, Secretary. Six home owners were present in addition to several homeowners via Zoom.

A brief silence and prayers for all hurricane victims.

Motion by Brandon Silvia to approve September meeting minutes and second motion by Heather Cook.

September financial review by Chris and Nancy Craig. Reserves are now at \$98,133.46 along with operating at \$37,742.46 for a total of \$135,875.92. September aging total is \$46,745.47, \$985.00 more than August. A total decrease of \$4,020.00. 10 liens on homes. Brandon and Bob said oldest ones now need to go to foreclosure. All agreed. Bob stated that the board is willing to work with anyone for any issues of hardship and to please contact the board if needed.

Chris reported on work needed due to Hurricane Milton. There are 6 roof issues, 4 soffits needing repair, 11 fence panels, and damage to entry fence and gates. John will be doing as many repairs as soon as possible. We are better off than many others and we did pretty well all and all. She asked that all be patient and work will be completed.

Heather noticed one more soffit repair and there may be more. Chris noted a drone will be used to see roof damage. Please let us know if you have damage that was not reported yet.

Sandy King will be staying on the ARC committee and noted that more people are needed for this committee. Thank you, Sandy!

Bob noted that we will be needing people for work projects coming up, landscaping, etc. We need volunteers.

Brandon wanted to remind everyone with generators to put them in the driveway away from the houses. Very important safety measure.

Brandon presented 2025 budget review. Lawn care is of concern and reserves. End of year budget is under \$30,000. In 2026 we will probably need a new gate. In near future clubhouse will need a new roof and we need to increase reserves. If delinquency continues we may need to increase HOA fees. A handout of the review to all at meeting. An updated budget will be sent out later in the year.

Lawn care review by Heather Cook. Heather met with Eric at MyerScapes/Tri-County. He made some observations of our neighborhood and noticed many things that were done improperly. All of his staff is trained. They would be out weekly and many areas need an overhaul. He said it would take at least 2 to 3 months to weed and remove. A quote was also received from Juniper. MyerScapes quote was \$184,200 and Juniper's quote was

\$151,675. A discussion by all on whether to change now and which one. A motion by Brandon to go with MyerScapes, Heather second the motion. All in favor. Bob instructed Chris to send a 30 day notice to FloraLawn.

A discussion on Do Not Trim signs, dog poop in backyards. A suggestion was made to have cards made up for the lawn people to put on door if they cannot get in a backyard to mow, etc. Gates have to be unlocked and free of debris so lawns can be mowed. Eric from MyerScapes is willing to come to a meeting for discussion and questions.

Gate Tech quote to repair damaged gates will cost \$1,061. Heather made a motion to approve, second by Laura LaRocco. All approved. Brandon also suggested we get a quote now on the cost of replacing the gates entirely as they were installed in 2008. Chris will get a quote.

OLD BUSINESS

Laura reported Spectrum has not yet sent the required information needed for a copy of a contract for the bulk rate cable service and also awaiting a date for the Spectrum presentation in or about November 19. We believe the hurricane has slowed things down and I do expect the needed information in the next few weeks. A reminder, all questions on the bulk rate cable can be answered at the Spectrum presentation.

NEW BUSINESS

Heather requested the Chelsea Oaks Declarations and Amendments be put in a Word document for readability and printable. She made a motion to send to our lawyer, Robert Chilton, to have this done to be posted for access. The lawyer would then refile with State, no changes would be made. Brandon second the motion but suggested lawyer give us evidence of the legal service with no changes and voting not needed by the board. All approved.

Heather also asked to put a stop to the use of Nextdoor app. We have everything now on our website and is not needed. The Nextdoor does not have accurate information and is not monitored.

A resident asked if our insurance would be going up. Bob told everyone that the insurance has been renewed and we saved about \$20,000 with same company.

Bob suggested getting a location for the annual meeting which should be December 8. Nancy will check on the church site. Chris reminded the board need 30 to 45 day notice for annual meeting and budget.

Meeting adjourned at 8:45 PM.

Respectfully submitted,

Laura LaRocco, Secretary