

Chelsea Woods Homeowner's Association

Annual Meeting

February 16, 2012

Called meeting to order at 6:19 P.M. Twenty seven members were present. President Waguespack introduced the members of the board.

Attendees reviewed the minutes of the 2011 HOA annual meeting and a motion to accept the minutes was made by Wes Barnhart and seconded by Don Ryter. Motion carried.

The President gave a review of the major activities of the past year. The Halloween parade was once again very successful with kudos to Kim Coburn for her providing the snacks at the conclusion of the parade. Again, the Winter Springs Police assisted with traffic control for the event.

A project to upgrade the north and south entrances to Chelsea Woods was undertaken. Volunteers laid mulch and planted several bushes and plants.

A heavy concrete bench was placed at the pond near Vistawilla Drive to replace two previous benches which were vandalized several times.

General discussions followed concerning reclaimed water use and the increasing cost of using it to water lawns. Only a portion of Chelsea Woods is currently provided with reclaimed water. Wally White summarized the currently advertised dates for Winter Springs to add additional plant capacity for reclaimed water. The dates when the remainder of Chelsea Woods will be supplied with reclaimed water is not known.

The president mentioned a project to upgrade the lighting at the north entrance is in the works and several estimates were obtained, but we need to evaluate options. Some attendees said that they did not suggest adding to the existing infrastructure, but are in agreement with upgrades to existing lighting. The president indicated that the board is factoring future operation and maintenance costs of whatever is upgraded in the decision for lighting replacement.

The treasurer, Sue Beveridge, gave the membership and treasurer's report. She presented the budget for 2012 and explained the various line items to the satisfaction of the members. A motion to accept the budget was made by Jane Close and seconded by Luis Rios. Motion carried.

Board members gave a short report related to their assigned committee.

The President then introduced the prospective board members: Sue Borst, Jim Cowdery, Charles Garone, and Norbert Young. Each prospective member gave a short introductory speech. There being no objections from the floor, Scott Harden made a motion to accept the new board members and Luis seconded. Motion carried.

General discussions followed concerning old and new business. There was lots of discussion about neglected yards. The board communicated to attendees that they have taken action by issuing letters to some homeowners to encourage them to take action about any neglected items. In the letters the board also offered to provide help of physical labor if a homeowner really needs some to resolve their situation. The board will issue more letters as deemed necessary. Jane Close (676 Waneta Ct) indicated she had seen rats in the vicinity of the vacant house on Seneca adjacent to her house. The board took action to follow up with her regarding the situation.

The motion to conclude the 2012 meeting was made by Wally White and seconded by Bruce Lieske. The meeting ended at 7:30 P. M.

See subsequent pages in these minutes for the following items.

- Annual Meeting Agenda
- Chelsea Woods related events in 2011

**Chelsea Woods Homeowner's Association
Annual Meeting
February 16, 2012**

- Call to Order, Welcome
- Introductions
- Review and Approval of Minutes for 2011 Annual Meeting
- Reports
 - President
 - Welcome Committee
 - Deed Restrictions, Architecture Review
 - Beautification / Maintenance
 - Emails, Newsletters
 - WS Citizens Advisory
 - Treasurer / Membership
- Review and Approval of Budget for 2012
- Election of New Board Members
- Recognition of New Residents
- Discussion – Old or New Business (Member input)
- Refreshments

Board Members ('11– '12)

- Chris Waguespack President
- Luis Rios Vice President
- Sue Beveridge Treasurer
- Matt Gibbons Secretary
- Kim Coburn Welcome/Social committee
- Scott Harden Email, Deed Restrictions, Arch. Review
- Luis Rios Deed Restrictions, Arch. Review
- Wally White Beautification
- Tom Kravets Beautification, WSPD Citizen's Advisory meeting rep
- Jennifer Hoffman Secretary Backup, Newsletter support

Other Contributors

- Dave Beveridge CWHOA Website
- Beulah Ali-Carr Newsletter

CWFOA Related Events and Activities during 2011

- Halloween Parade
 - Excellent turn out
 - Great support from WSPD
 - Thanks to Kim Coburn for organizing and hosting the “after parade gathering” and for funding refreshments
 - Thanks to Dave Beveridge for getting pictures and music on website

- Organized community yard sale – Thanks to Jennifer Hoffman for organizing
 - Had Goodwill truck for first time; will plan to do again with more notice this year

- Beautification of entrances with flowers plus ongoing landscape maintenance
- Added mulch, replaced some dead shrubs and plants (Estimate - \$500 including next item)
- Added some sod and sprinklers at end of median at Vistawilla entrance
- Replaced electrical box at Vistawilla entrance (old box rusted) (approx. \$ 300)
- Replaced bench by pond at Vistawilla entrance (approx. \$ 300)
- Displayed wreaths on entrance for the holidays

- Small amount of cleanup of website

- Roadways
 - To address our requests over the last few years, WS redid road valley gutter at Vistawilla entrance to make the gutter less abrupt. Thanks to Brian Fields for taking the action and implementing.
- Letters to Homeowner’s with neglected properties

- Continued ongoing activities for
 - Finances
 - Deed Restriction compliance
 - Welcome to new homeowners
 - Website
 - Newsletters, Information via email to homeowners on email list
 - Attendance at WSPD Citizens’ Advisory meetings
 - Maintenance (electrical, lights, trash cleanup)
 - Pursuit of opportunities and plans for beautification

Items for 2012

- Replace/add lighting on palms (Vistawilla)
- Provide hose bib, two separate water zones: one for flowers, another for shrubs (Vistawilla)
- Larger holiday wreaths for south entrance