

**CHELSEA WOODS HOMEOWNER'S ASSOCIATION  
ANNUAL MEETING MINUTES  
FEBRUARY, 18 2016**

**Board Members Present:**

President	Charles Garone
Treasurer	Norbert Young, CPA
Secretary	Rick Chattin
Member	Beulah Ali-Carr
Member	Mike Ferrin

**Board Members Unable to Attend:**

Vice President	Dan Burns
Architecture Review/Deed Restrictions	Jim Gantt

**Minutes from the 2015 meeting were distributed for review.** Motion to accept by Bob Rolwing, Seconded by Tom Kravitz.

**Presidents Report – Charles Garone**

Charles thanked John Holmes for keeping entrances properly maintained and cared for. We held our annual Halloween parade which was well attended this year. The children and parents and police escort officers all enjoyed the parade as well. Thanks again this year to Kim Coburn for hosting the end of parade party at her home. Charles announced that the board also was instrumental in getting the city to repair many of our sidewalks and many homeowners did comply with properly pressure washing the common walkways. Our board meeting notes have all been posted on our website.

**Treasurers Report – Norbert Young**

Norbert gave the year end 2015 balances of \$14,261.29 in checking and \$3,534.65 in savings account for a total of \$17,795.94. Norbert stated that 180 out of 300 homes paid dues last year and asked that residents encourage neighbors to join.

Norbert stated that costs include Administrative expenses, website, registration, insurance for monuments. Insurance costs were examined this year, but it was determined that it would be best to keep current policy. Electric bills have been lowered because of change to LED. Fountain was repaired for \$2,000.

Norbert presented the 2016 budget to include Capital Improvements to improve lighting. A resident asked why there is no cost in line item for Meeting. Answer was that it is included in office expense. A motion was made and seconded to accept the budget. The motion was voted on and passed.

**Architect / Deed Restriction report – Mike Ferrin**

Mike described that sheds are allowed, but they must follow deed restrictions. A resident who owns a shed spoke up and asked why he's in violation. The details of his shed were discussed.

**SR 417 Noise abatement issue**

There was a discussion of luxury lane/express lanes. Jenn Hoffman asked what to do to fight expansion or at least add wall and agreed to join committee that will be led by Dan Burns to have the wall expanded.

### **New Business**

- 1809 white fence in front of garage. Code enforcement has been called by resident.
- Light at south end is broken.
- Question was asked if we would enforce rules against chickens. Answer is yes.
- Should deed restrictions be modified to allow vinyl fences. No, but board can allow minor variations.
- Discussion was had about changes to deed restrictions. Number 24 in deed restrictions state they can be modified with 51% of residents.
- A resident pointed out that there is nothing in the restrictions to outlaw a car port. Charles pointed out that it would have to pass setbacks.
- Assisted Living center going in between UCF building and trail entrance on 434.
- A resident suggested expanding reclaimed water for recycled lawns.

### **Proposal of new board officers**

1. President: Beulah Ali-Carr
2. Vice President: Dan Burns
3. Secretary: Rick Chattin
4. Treasurer: Norbert Young
5. Michael Ferrin
6. Larry Stoff
7. Ian Hannah
8. Erik Anderson
9. Jennifer Hoffman

A motion was made and seconded to accept the slate of board members. The motion was voted on and passed.

Motion to adjourn was seconded and approved.