

Minutes
Annual Meeting of the Board of Directors
Chelsea Woods Homeowners Association (CWHO)
February 29, 2024
Tennis Villas Community Center, Winter Springs, FL 32708

Attendees: Michael Blake mblakesr@gmail.com; Andrew Spraggins ajspraggins@gmail.com; Mark Wylie markpwylie@gmail.com; Paul Hennigan luvjetflyer@gmail.com; Johnathan Wilkes johnathanwilkes@gmail.com; Norbert Young nnyoungcpa@yahoo.com; Kurt Miericke kmiericke@aol.com

Not attending due to surgery: Lawrence Stoff larrystoff@aol.com;

Call to order: 7:11 PM. There were more than 25 homeowners were in attendance establishing a quorum according to the bylaws.

Michael Blake presented the minutes from the February 23, 2023 annual meeting. The minutes were approved.

Annual Budget

Michael Blake presented the results of the financial statement for 2023 and the budget for 2024. Hard copies were available to those present. Following discussion, the 2023 statement was accepted and the 2024 budget was approved as presented with no changes.

Leadership Report

There were 195 dues paying members out of a possible 276 homeowners.

Michael led the discussion about the south entrance sign replacement. He expressed concerns that the contracted company, The Monument Company may continue to delay delivery. Board members would continue to monitor the progress of this important neighborhood feature.

Still anticipate an overhaul of the sprinkler system soon. Leakage of some of the valves, which have been repaired, contributed to the water bill. North end uses reclaimed water, south end uses potable water, both have fees associated with their use.

Deed restriction education is ongoing. Owning property in this type of community not only grants certain rights, but the homeowner also assumes certain responsibilities. Complaints may be submitted to the city, with both the person submitting the report and the homeowner on record receiving copies of the report. The HOA will continue to assist with this process.

The Chelsea Woods Halloween Parade was a great success again. Thanks to Vicki and Mike Ferrin for once again hosting the party at the end of the parade.

The CWHO covers the monthly costs of water and electricity at each entrance. Additionally, the maintenance of entrance lighting, the fountain at Vistawilla, the monuments, landscaping, irrigation systems and US flags are covered by the HOA although neither the north entrance sign or south entrance sign are on property owned by CWHO. Also, while the fountain is operated by the CWHO, it is in the retention pond which is part of the land owned by 1704 Seneca Blvd. Resident John Holmes continues to maintain the landscaping at both entrances to Chelsea Woods under his contract.

The CWHO web page needs renovation and volunteers were welcome.

On-street parking and safety was discussed. Residents interested in this issue were encouraged to run for Winter Springs (WS) City Commission or lobby their city commissioner.

Connection to WS Blvd. from the new apartments at the near Oviedo Mall was discussed as was increased traffic through the neighborhood. All residents were encouraged to use the non-emergency number for WSPD to report speed and stop sign violations, 407-327-1000. If we all take ownership, more reports are taken, patrols could increase, possible cut-through traffic may be reduced.

Solicitors in the neighborhood was also discussed. In WS, solicitors must have a permit. Chelsea Woods has a no solicitation policy and it is posted near both entrances. Please contact the WSPD non-emergency number if someone comes to your home. The safety of our residents and their property depends on it.

The SR 417 would soon begin construction of additional lanes on north and southbound sides and there would be limited sound barriers erected. Properties adjacent to 417 would notice improvements, but those further away would not.

Michael Blake reviewed his 30+ years of service to the board and the community and announced his intention to resign from the CWHOA board on June 1, 2024 as he would be traveling much of the rest of the year and not able to continue his position. He nominated Laurel Ross to serve as president of the CWHOA, a position that has been vacant since the last meeting. Ms. Ross, who owns a home on Seneca, introduced herself. Following discussion, Ms. Ross was elected president of the CWHOA for 2024.

Rachel Hood also volunteered to join the Board and serve on the architectural review committee. Ms. Hood, who owns a home on Cayuga, introduced herself. Following discussion, Ms. Hood was elected to the Board of the CWHOA.

Adjournment

No further business needed to be conducted and the meeting was adjourned at 8:21 PM.

List of attendees, financial statement and 2024 budget are available to members.

Recorded by Mark Wylie

Edited 02/29/2024, 03/01/2024