

Minutes
Annual Meeting
Chelsea Woods of Tusawilla Homeowners Association (CWOTHOA)
February 11, 2025
Tennis Villas Community Center, Winter Springs, FL 32708

Attendees:

Laurel Ross laureleross@gmail.com, Larry Stoff larrystoff@aol.com, Norbert Young nnyoungcpa@yahoo.com, Paul Hennigan luvjetflyer@gmail.com, Rachel Hood racheldelaney5@gmail.com, Kurt Miericke kmiericke@aol.com, Rick Moud rjmm1905@gmail.com, Excused: Marl Wylie markpwylie@gmail.com, Jonathan Wilkes johnathanwilkes@gmail.com

Call to order: 7:08PM. More than 25 homeowners and proxy votes were present, establishing a quorum according to the bylaws.

Introductions: Laurel Ross introduced the current Board members.

Minutes: Laurel Ross presented the minutes from the February 29, 2024 annual meeting. The minutes were approved.

Presentation of Reports

Finance: Norbert Young presented the financial statements for 2024 and the budget for 2025. Following discussion, the 2024 statement was accepted and the 2025 budget was approved as presented with no changes.

Membership: Rachel Hood reported that out of 292 homes, 55 had already paid their dues, for an approximate 20%. The plans for reaching the additional 80% were discussed to include listing those that had paid in a public format, the signs at each end of the neighborhood, additional emails, walking the neighborhood and a mailing.

Architectural Review Board: Larry Stoff reported that there were 4 reviews requested in 2024 to include fences, windows, and roofing. Additionally, 3 estoppel forms were requested and completed for home sales in the neighborhood. Stoff reviewed when an architectural review request is needed in accordance with our Bylaws (that can be found on <http://www.chelseawoods.com/> in the General tab).

Social: Laurel Ross went over our main events.

Yard of the Month: started in June of 2024, have had great reviews and have seen neighbors supporting and encouraging each other. Will continue in 2025.

Halloween Parade: was another big success with many families participating. Will coordinate for 2025.

Community Garage Sale: We had our event after many years of not having one. Limited participation. Consensus in the room was to offer again at the end of summer for a fall 2025 date.

Cocoa with Santa: Well attended and lots of great pictures. Will coordinate for 2025.

Old/Unfinished Business:

South Entrance: Rick Mould presented our activities for the year including the granite sign installation (with additional connectors and bracing), pressure washing, updating the landscaping, wooden fence removal, tree/shrub trimming and general area cleanup, complete irrigation rework, and solar system troubleshooting and updating. We will be taking out the brick pedestal which once held a spotlight this spring.

North Entrance: Paul Hennigan discussed our activities at and near the north entrance to include pressure washing, monument lettering repainting, utility box replacement (in process), and pond timer replacement (new schedule 3-4 hours in the morning and 3-4 hours at night with the light). We are working on updating the landscaping at this entrance in 2025.

417 Widening: Rick Mould briefly discussed the current 417 widening project. Sound barriers are going to be placed on the west side to include on the bridge over Winter Springs Boulevard. It was noted that the sound barriers would minimally affect the amount of noise from the road and that surface additives were being discussed. A link to the project can be found in our Summer 2024 Newsletter (www.SeminoleEXPYAloma434.com)

Pond 59: Kurt Miericke & Rick Mould discussed the pond on the southwest side of Seneca Boulevard. The skimmer was repaired this year by the city and with a new City Manager and some staff reorganization, there is discussion that there will be a stormwater & retention pond point of contact who will work issues throughout all of Winter Springs. Dr. Charles Garone (1814 Seneca) proposed solar aeration to aid with the surface debris issue. He will be hosting a meeting for affected residents in the coming year to discuss further.

Website: Dave Beveridge (1834 Seneca) is continually updating our HOA website, thank you. Please reference it for many of your questions.

New Business:

The proposed slate of 2025 officers and board members was presented to the attendees. A motion was made to approve the slate as presented. This motion was seconded. The attendees then voted unanimously to approve the proposed 2025 officers and directors.

It was also noted that Board Members Hood and Miericke have completed their terms and elected not to proceed with an additional term. A period for nominations was opened for the two board positions. Bill Grodski (1836 Seneca) was nominated and accepted the nomination. Mr. Grodski was then elected unanimously to the Board of the CWHOA. Another board position is available and nominations are still open. Requirements include, being a CWHOA member, monitor and reply to board member emails, attend quarterly meetings of the board, assist on projects when able.

Open Forum:

- Having a **membership drive/dues collection day** was discussed. Set one day for members to walk their part of the neighborhood educating non-members on the importance of being a HOA member. \$75 per year is less than a coffee out each month.
- Need to have more **resident emails** for communication. Would entail walking to those homes we do not have and asking.
- **Welcoming Committee** has been in place in the past. Would love to institute again, just need someone to spearhead the effort.

Next Meeting:

February 2026 at 7:00PM

Adjourn

Meeting was adjourned at 8:05PM

Recorded by Laurel Ross and Larry Stoff