

Chelsea Woods Homeowner's Association
Annual Meeting
February 20, 2014

Call to order and Quorum confirmation:

Current Board: President: Charles Garone, O.D.
Immediate Past President: Chris Waguespack
Vice-President:
Secretary:
Treasurer: Norbert Young, CPA
Newsletter:
Website: Dave Beveridge
Architectural Review and Deed restrictions: Mike Ferrin
Email: Jamie Lynn
Welcome Committee: Sue Borst
Beautification Committee: Sue Borst

Review and approval of minutes from last year's annual meeting of 2013. The spelling of the last name Cowdery was made by Chris Waguespack. The motion to accept by Jim Matthews and seconded by Kim Coburn.

REPORTS:

President's Report --- was read and presented by Charles Garone

- Halloween parade and party were a success again. Special thanks to Kim Coburn again for hosting the end of parade gathering. Thanks to the Winter Springs Police Department for their cooperation and support.
- The community yard sale was a success despite the weather. Thanks to Kurt Mierneicke for his assistance.
- Thanks again to John Holmes for the work he does maintaining our entrances. The board believes they look nice after last year's major expenditures before the last annual board meeting.
- The timer at the North entrance for the fountain was recently replaced. Thanks to Chris Waguespack for replacing the fuses in that box as well and keeping an eye on that pond for us.
- The flags at both ends of the development were also replaced.

Treasurer's Report --- was presented by Norbert Young

-Presentation of Annual Financial Report and Budget

A copy of the annual budget was given to all and ample time for review was made. After some discussion the motion to accept the budget was made by Kieth Evans and seconded by Tom Kravetz.

Old Business:

- Abandoned home at 674 Oneida Lane - was discussed. The members all agreed to try to develop a plan of properly identifying any and all abandoned homes or homes and yards in disrepair.

- There were some possible infrastructure issues mentioned by BethAnn Ortiz in reference to black water in the street gutter on Oswego Court. Jim Matthews also mentioned that with the aging of our development, various infrastructure issues may come to light. If you personally encounter any problems please feel free to email myself or any of the board members. I will direct all of these issues to the Winter Springs Code Enforcement - 407-327-7975.

- Culdesac- Otisco Way --- Cleanup of the area- perhaps with the assistance of the expressway authority.- This is another area for the board to address in the future meetings.

- On street parking and cars that appear to be a permanent fixture. Jim Matthews presented his report on the meeting he attended where the city voted to end on street parking bans. This will be an issue the board will pay close attention to and work with the Tusawilla Homeowners Association as much as possible. The only suggestions from the members present involved forming a PAC and getting involved with political actions. Whenever it is appropriate our homeowner's are encouraged to call the Winter Springs police or code enforcement if they feel that there is a significant hazard or risk exposure to our neighborhood. That number is 407-327-7975.

New Business:

- Any suggestions or ideas will be entertained at this time. Jim Matthews suggested we resume sending newsletters. The board will consider sending additional e-mail newsletters when appropriate.

- Another item of concern is the maintenance of our email list and correct addresses. We do include a place on the annual dues statements for residents to provide their current email addresses. We need to work on a foolproof system of transferring this information from the treasurer - Norbert Young to the email distribution chairmen Jamie Lynn.

- A request was made asking for any volunteers to become board members.

- John Holmes had met with a chemical care turf and shrub company and received an estimate of \$890. He will get a second estimate and we will address this issue at a future board meeting. He is also going to get an estimate for additional shrubbery at the north end and by the pond to replace the dying bushes that are currently there. We will continue to work closely with John and continue the maintenance of our entrances and common areas. He will also get us a price to replace two very old sprinkler boxes.

- Norbert Young and Charles Garone are considering more lighting at both entrances and we will discuss this issue at future board meetings.

- Jim Matthews presented a concern for the route 417 noise abatement issues that have been noted in the past. Unfortunately, the state in the past has told us explicitly that our side of the highway does not meet the population density requirements for a wall to be constructed. This is an area the board takes very seriously and will certainly take issue as future plans for highway widening become more apparent.

Adjournment: A motion to adjourn was made by Kim Coburn and seconded by Keith Evans.

After the meeting refreshments were served. Thanks to Sue Borst for her excellent choices and doing the necessary leg work. Thanks to everyone that helped replace the chairs and tables. I believe this location was a good choice and we will certainly consider it for future meetings.

For future reference the contact number to rent this location of the Oviedo Memorial Building is through the City of Oviedo Recreation and Parks and the number is 407-971-5568. The fax number is 407-971-5818.