

CHELSEA WOODS HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
TUESDAY APRIL 24, 2010  
MEETING MINUTES

Board Members Present: Chris Waguespack, Wally White, Tom Kravets, Jim Cowdery, Charles Garone, Sue Borst, Luis Rios, Scott Harden.

The meeting was held at Sue Borst's House

The minutes of BOD meetings of January 17, February 16, and March 27 were approved.

A discussion of the forthcoming News Letter followed.

The article on St. Augustine Grass was cited. It was roundly applauded for its content, but Chris wants to expand it further.

Scott recommended an article be included in the newsletter advising residents to sign up for the E-Alerts from Winter Springs government.

Jim Cowdery suggested a link in our web site to Deed Restrictions

Scott suggested that each board member be solicited to write an article for the News Letter

Luis remarked that he had several people inquire about business ads in the newsletter. Chris suggested that he follow up and report to the board at the next meeting. The extra income would be welcome.

It was decided that we would stay with four pages for the newsletter

#### LIGHTING AT THE NORTH ENTRANCE MONUMENT

Luis and Wally both had solicited estimates for the upgrading of the lights with varying costs cited. They ranged from replacing the current fixtures with new 120 Volt spotlights, adding two spotlights for the palms, replacing the current lights with LED's , 12 volt or LED's retaining the current 120 volt current.

Jim Cowdery contacted a friend, Van Tilley at Bright Futures Electric. Luis' contact, Jim Morgan at Sprinkler Repair Co. is of the opinion that the entire old electrical system be removed and replaced. The consensus was that LED lights be used. The open question is with what voltage, 12V or 120V.

Agreement was reached that 5 lights would be used on the Palms and two on the North monument, plus one light at the South entrance. The question of the type of fixtures to be used followed with advocates for both metal and composition. No choice was made.

The lighting on the south monument was mentioned. It consists of one floodlight. The entire electrical system was upgraded 5 years ago at considerable cost.

Scott reminded the board that our budget for electricity was \$2200. The payback for LED lighting would be favorable to lowering our power bills.

Jim has the "con" on this project and we await his findings.

The Association has 186 paid members and the treasury has \$23,293.13

The next BOD meeting is scheduled for June 5, 2010

The meeting ended at 8:51