

Chelsea Woods Homeowners Association  
Board Meeting Minutes  
April 20, 2017 @ 7:00 p.m.

Members Present: Beulah Ali-Carr Rick Chattin, Erik Anderson, Tedd Craven

The meeting was called to order at 7:00 PM at the home of Erik Anderson, 681 Saranac.

The minutes from the March 9, 2017 meeting were reviewed and approved. **Rick** will work to complete the Annual Meeting minutes and distribute to the board for review before the next meeting.

### **Treasurer's report**

There are currently 155 paid members. The board discussed resident feedback that was submitted with 2017 dues, including one resident who short-paid by \$10. **Beulah** will update the original 2017 letter to say "Second Notice" and will purchase envelopes. **Erik** will print the letters. We will get together to stuff envelopes.

### **Deed Restrictions**

The board discussed a letter that will go to residents with reminder of deed restrictions. Letter will be distributed to the board for comments before being sent to all residents. The second request for dues will be included for those who have not paid their dues.

Street parking rules are still unclear to residents. **Tedd** will reach out to the city to get city parking rules, which will be included in future newsletters. We will consider community guidelines for parking (let your neighbors know if you are having a party, park on your side of the street, etc). We need to get input from the board about what to put into the newsletter.

We would like to have a letter to send to homes who are in violation of deed restrictions. **Tedd** will try to find the HOA violation letter that had been used in the past. If he's unable to find it, he will search online for a sample letter.

### **Landscaping/Fountain**

**Dan** was going to change the timer on the fountain to Daylight Saving Time. It appears to be fixed.

**Larry** will follow up on landscaping that needs to be fixed at south entrance

Beulah is unable to get access to the electricity bill because her name is not listed on the account. She is paying monthly by phone. We need to update Sunbiz with the names of current board officers. **Erik** will research how that is updated.

### **Welcoming Committee (Handout Booklet)**

We need to find someone to run it. **Beulah** will reach out to a resident (Ms Ross) who has volunteered. We may be able to have local businesses offer coupons, handouts, etc. **Beulah** will reach out to Kim Coburn information to put into a welcoming kit.

### **New/Old business**

For next year's meeting, we can rent the Community Room at Oviedo Mall for \$50 vs. \$100 at the Church. They require \$2 million aggregate insurance, which we do not have. **Tedd** will look into Winter Springs Town Hall.

The next meeting will be held on Thursday, June 8.

### **Meeting Adjourned**

I'm just getting back from some trips, sorry for the response delay. I live right across the street from Jennifer (in Kim Coburn's old house). I can get names from her possibly monthly? If we have it in the budget I would like to see a plant given to welcome new residents. Or maybe we can contact Oviedo Florist to see if they might want some advertising to go along with the plant?

In this digital age the binder and info is nice, but, like you, don't think it would be used. Maybe a two pocket folder with current contact information in it along with website information, annual community events (calendar), membership application, and an invitation to the next open meeting for residents. If we're feeling industrious we could go to Publix and some other local businesses and solicit "new neighbor" coupons or specials from them. We would really need whoever our website update volunteer is to keep that site up to date to help our new neighbors.

Hope the info above is useful. Please let me know how I can help.

Regards,  
Laurel  
407-227-5340