

Chelsea Woods Homeowner's Association
Board of Directors Meeting
December 6, 2012
Meeting Minutes

Meeting called to order 7:10

In attendance:

- Chris Waguespack
- Jim Cowdery
- Sue Borst
- Tom Kravets
- Charles Garone
- Norbert Young
- John Holmes

Minutes from October 17 were reviewed and a motion made by Charles and seconded by Tom. All approved as is.

Committee reports:

- Halloween: Halloween parade was well attended; \$46 was spent for refreshments
- Holiday decorations look good; Sue and her son put them up. Cost of decorations was \$182
- Letter sent regarding board decision about request for religious specific decorations

Budget Report:

Current balances: \$15,907.11 in regular account; \$3,531.56 in Vanguard account.

Income through end of November was \$10,980.00 plus \$0.40 in interest.

Norbert summarized the major expenses for 2012 year-to-date. The details will be captured in the budget and 2012 expense data sent with the annual invoice sent to homeowners.

There were 178 members in 2011 and 182 members in 2012.

Charles suggested the board consider putting the names of those who paid their dues and a thank you in some communication that the community sees.

Norbert discussed preliminary budget for 2013; Norbert will prepare budget for approval at next meeting.

Beautification:

Leak fix in progress as well as hose bib installation. John will install purple valve box along with hose bib.

Curb will be pressure washed after hose bib is installed. Will call the city to paint the curb after it is pressure washed.

North Entrance:

- Indian hawthorn in bad shape due to tree growth and increased shading
- Possible options:
 - Stromanthe (trio star)
 - Jack Frost Lygrstrum (likes sun)
 - Cleyera (group liked this plant)

- Flax Lilly
- Discussion focused on using three types of plant material; John will prepare a proposed layout
- \$650 to \$1000 will cover replacement cost but not installation Labor is \$420
- John to evaluate low maintenance, low water and freeze resistance of plant materials

South Entrance:

- Fashion Azaleas are not doing well due to reduced sunlight (about 12 plants)
- Can replace fashion Azaleas with the same plant or remove them and replace with alternative material. Possible replacements:
 - Jack frost lygustrum
 - Gold Mound (not cold tolerant)
 - Cleyera
- Remove and replace with alternative material such as clyerea \$400; replace Azaleas would be \$225. Labor would be about \$200.
- John will also propose two decorative plants at each side of the upper planter.
- John to prepare sketches before the holiday break and work with Sue to develop these plans for approval at January Board meeting.
- Sod on south side needs replacing at an estimated material price of around \$200 plus installation.

Other Maintenance:

- Sprinkler controller at South side needs replacement, John was directed to install a new controller.
- John is obtaining quotes on annual chemical treatment

Other items:

- **Annual meeting:**
 - Sue and Chris to identify location. Oviedo mall rents a room for \$25 per event but requires insurance. Norbert will contact insurance company to get information on insurance.
 - Chris proposes Feb 21.
 - Motion made by Jim and seconded by Charles on using the mall and holding it on the 21st pending insurance verification.
 - Back-up plan is to use Oviedo Library. Sue will follow-up and reserve that date at the library.

New board members need to be identified and contacted.

Next meeting tentatively set for Tuesday, January 15, 2013.