

Chelsea Woods Homeowner's Association
Board of Directors Meeting
Thursday, January 15, 2015
Meeting Minutes

Board Members Present: Charles Garone, Dan Burns, Norbert Young, Rick Chattin, Jim Gantt, Mike Ferrin

Meeting Minutes from the last meeting were approved and accepted.

The Annual Meeting will be on Thursday, February 19. Norbert Young will provide a W9 and Charles Garone will work with the venue to provide the necessary Certificate of Insurance. Charles has ordered signs, which will be placed at each entrance to announce the meeting.

John Holmes will be picking up the holiday wreaths and will give to them to Sue. The North entrance wreaths are missing, so they will need to be replaced later in the year.

The electric eyes were replaced on lights at North end for \$290. A bid was received for \$826 for wiring, a new breaker and more lights at the North entrance. The board felt it would be better to look at other options and competitive bids before proceeding with the work. Norbert will set up a time for available board members to meet with Illuminations and/or Lightscapes to get ideas for lighting improvements at the entrances.

The Architecture Committee has approved two fence projects. Both were approved by City of Winter Springs and the Board as meeting proper aesthetic requirements.

The board discussed the financial operations of the association, and decided to explain monthly expenses and the need for healthy reserve fund at the annual meeting next month. There is currently \$12,000 in the main account and \$3,500 in the Vanguard account.

Pond 59 is looking better and the water level is higher since the city brought in a new Lake Doctor.

The Board discussed whether to re-engage efforts to produce a neighborhood newsletter. Members felt there was not enough value in a newsletter to justify the time and money required to produce an independent publication. It was pointed out that the newsletter distributed by Kim Coburn contains much of the same information contained in past newsletters. Jim made a motion that Kim's newsletter is adequate and that we should not focus time and resources on a newsletter at this time. Dan burns seconded it and the motion passed.

Norbert will mail out proxy statement, member invoice and return envelope.