

**Chelsea Woods Homeowner's Association
Board of Directors Meeting
Tuesday, June 13, 2012
Meeting Minutes**

Board Members Present: Chris Waguespack, Tom Kravets, Jim Cowdery, Charles Garone, Luis Rios, Norbert Young, Matt Gibbons.

Chris W. called the meeting to order at 7:00pm. Quorum confirmed.

Last Meeting's Minutes: Tom prepared previous meeting's minutes. Several corrections/clarifications noted, and motion by Matt to approve as corrected. Tom seconded, and motion passed without objection.

COMMITTEE REPORTS

Treasurer/ Membership: Norbert Young: June balance: approx \$23,000 pending Norbert's online access to the account; Members: 4 new members, current total 190. Norbert will review the current insurance policy and summarize to the board.

President's Report: Chris presented subjects/questions raised by homeowners, including

- Questions regarding the fix of the drainage gutter at the Vistawilla intersection
- Requests of status regarding the vacant properties in the neighborhood
- Possibility of adding holiday decorations on the street lights

Welcoming Committee: Sue Borst was not in attendance. Chris W indicates 2 new owners to the neighborhood, and has sent welcome packages to 2 new owners on his street. New owners at 1774 Seneca, 641 Saranac, 653 Saranac, 656 Saranac, and 658 Saranac.

Deed Restrictions/ Architecture Review: Has approved 2 new fences; also 2 others have been installed without prior approval, but they are not otherwise out of compliance.

Maintenance/ Beautification: Jim presented his research and led discussion on new lighting options for the North and South entrances from Bright Futures. Recommended having Bright Futures supply and install:

3x 13W spot lights @ the North entrance palms
2x 18W flood lights @ the North entrance monument
1x18W flood @ the South entrance monument
Cost approximately \$2,656

Chris moved to authorize up to \$3,000 to have Bright Futures install according to the above recommendation. Charles seconded, and motion passed without objection.

Jim recommended we also construct a small brick cover over the light at the South entrance to block the light in other directions. Chris motioned to approve up to \$100 for materials that cover, labor to be performed by Board Members. Jim to purchase the materials. Tom seconded, and motion passed without objection.

Luis indicated he will talk with John Holmes and request he trim the palms @ both entrances, and check if there is a water leak at the North entrance.

Luis also will review the houses previously identified for attention regarding lawns/landscaping and recommend any additional actions to be taken, including potential recognition for improvements made by homeowners.

Newsletter/E-mails: Newsletter distributed last month. Special thanks to Beulah and Charles. Emails: Charls is working with Sue Beverege to update and organize the e-mail list. Needs continued efforts to sort and merge with the membership list. Norbert will keep the membership master list.

Community Advisory Committee: In recess until the Fall.

NEW BUSINESS

- Discussion of homeowner suggestion regarding adding Hanukkah decorations to the holiday decorations
- Tuskawilla HOA meeting to be held June 14
- Goodwill provided a Certificate of Appreciation for the collection of goods on community Garage Sale Day
- Next meeting scheduled for Wednesday, September 5 at 7 pm., Location to be determined
- Meeting adjourned at 8:56.