

Minutes
Board of Directors Meeting
Chelsea Woods of Tusawilla Homeowners Association (CWOTHOA)
May 14, 2024
1778 Seneca Blvd., Winter Springs, FL 32708
Chair Laurel Ross, Presiding

Attendees:

Laurel Ross (Chair), Lawrence Stoff, Mark Wylie, Rachel Hood, Kurt Miericke, Johnathan Wilkes, Rick Mould, Michael Blake (outgoing vice chair)

Absent: Norbert Young, Andrew Spraggins, Paul Hennigan

Call to order: 7:33PM

Minutes: Ross presented the minutes from the March 20, 2024 board meeting. **The minutes were approved.**

Presentation of Reports

Finance: The financial records would be transferred from Michael Blake to Laurel Ross. There was a discussion of changing banking institutions, and noted that there were two power meters at the north entrance (fountain and entrance sign) and no meter at the southern entrance.

Flag at North Entrance: Michael Blake has a new flag and pole but a new holder needs to be installed. A board member volunteered to take care of this.

Membership: 68 paid members out of 293. A list of property owners in 14A and 14B was being developed from the property appraiser's website. Information about joining or renewing should be prominently placed on the Facebook web page.

Website: Rachel Hood is working on updating the website. Danielle Anderson has indicated she would continue to assist with the Facebook page.

Architectural Review Board: Larry Stoff will become chair of the ARB and Rick Mould will assist as well. Both will take over this responsibility from Michael Blake. Laurel Ross will pass on any requests coming to her via the Chelsea Woods email.

Community Yard Sale: There was interest in having it and securing the necessary city permit.

Yard of the Month: There was a discussion of this topic. It was agreed that only current members would be eligible. The Board would serve as judges. Only one "win" per calendar year for a single property. It was anticipated that the first property would be judged in June.

Old/Unfinished Business

South Monument Sign: The new sign was installed today. Michael Blake noted that the balance due the monument sign contractor was \$3,940; Laurel Ross would coordinate payment with Norbert Young at the appropriate time. The solar power should be reconnected by Paul Hennigan, and John Holmes would be contacted for the sprinkler (valve) repair. The monument needs to be pressure washed, but Michael Blake noted that the lettering was just painted, and should not be pressure-washed, and that the adhesive should be allowed to cure for approximately 30 days. Replacement landscaping under the standard ongoing maintenance scope of work should also be done by John Holmes at an appropriate time.

New Business

North/South Sign Area Maintenance: The scope of work for regular, ongoing lawn and shrub maintenance by John Holmes was reviewed. Mr. Holmes is paid \$315/month plus plants or parts for operations. It was the consensus of the Board to seek other bidders and compare the value received.

Pond Cleanup: Kurt Miericke presented the current conditions of the stormwater retention pond behind Seneca, Conesus, and Tioga. The residents have noted the pond has collected significant sediment and run-off since it was built in 1987, and the city should

dredge it so that it will hold the designed run-off during potential flooding events, and protect the health, safety and welfare of the community.

417 Widening: This project will include some sound abatement walls and stormwater run-off which will impact Chelsea Woods property owners close to the highway. CWHOA needs to stay abreast of this developing project, and Kurt Meiricke and Rick Mould were appointed to take on leading this issue for communication of progress and issues to the board.

SunBiz: The state corporation portal has been updated with the new CWHOA officers.

Bank Account: Laurel Ross recommended that the CWHOA be moved from Bank of America to Fairwinds Credit Union. A **motion was made and seconded to move the account, change the direct payment and direct deposits. The motion passed.**

Sign and Christmas community decor storage: Michael Blake asked that the various seasonal and informational signs be transferred to another member for storage.

Next Meeting:

August 13, 2024 at 7:30PM at 1778 Seneca Blvd., Winter Springs, FL 32708

Adjourn

Adjourn: 8:37PM

Recorded by Mark Wylie

Edited May 14, 2024

Edited July 7, 2024