

Minutes
Board of Directors Meeting
Chelsea Woods of Tusawilla Homeowners Association (CWOTHOA)
August 13, 2024
1778 Seneca Blvd., Winter Springs, FL 32708
Chair Laurel Ross, Presiding

Attendees:

Laurel Ross (Chair), Lawrence Stoff, Mark Wylie, Kurt Miericke, Johnathan Wilkes, Rick Mould
Absent: Norbert Young (excused), Andrew Spraggins, Paul Hennigan, Rachel Hood (excused)

Call to order: 7:30PM

Minutes: Laurel Ross presented the minutes from the May 14, 2024 board meeting. **The minutes were approved.**

Presentation of Reports

Finance: Ross presented a financial spreadsheet that detailed the bank account balance, deposits, and checks written since January in the Bank of America account. There is \$500 in Fairwinds Credit Union. The intent is to keep the Bank of America account active until year end.

Membership: 183 paid members out of 293, 63%, with 107 potential additional members. Ross said she would share a Google spreadsheet of all potential and actual homeowners in Chelsea Woods with the Board. She is going to order HOA business cards for all to use.

Architectural Review Board: Larry Stoff is chairing of the ARB and Rick Mould will assist as well. Have had several estoppel requests, fencing replacement, and window replacement requests.

Old Business:

North Entrance: Need to replace several shrubs, mulch, and have gold lettering repainted on sign.

South Entrance: There was a discussion about taking out the brick pedestal which once held a spotlight.

Landscaping Contractor: Stoff presented the results of bids to maintain the two entrance areas. The current contractor is being paid \$315/mo. After discussing the scope and bids, there was a **motion and second to award a new contract to The Other Side Landscape Management, Inc. The company bid \$272/month to include fertilizers, herbicides, and pesticides to support the turf and shrubbery. The motion passed.** The contract will be annual, with an option to cancel with 60-day notice.

Website: The website is not "secure" but there is are no financial transactions done on it, so it was decided to continue with the current Earthlink provider. Discussion about other website platforms was discussed and will be sent to current webmaster for input.

Facebook: The Facebook page is considered a community page and is open to anyone living in the Chelsea Woods community. No retail sales postings are allowed, but if CWHOA members wish to promote a student charitable fundraising effort, it will be allowed.

Pond 59: The outflow strainer has been fixed, but there are still issues. The shoreline has been eroded and there is considerable vegetation in the water. The city has signed a purchase order for weed remediation but has not received schedule from the contractor no action has started. The HOA needs any previous documentation regarding maintenance so that the city will do more.

New Business:

Yard of the Month: Two have been named so far, and Ross asked board members to alert her if other candidates are spotted. She distributed a list of recommendations to use when selecting residences for consideration.

Community Yard Sale: A date was set for Saturday, November 16 from 8am-2pm. A donation center would be contacted to give homeowners an opportunity to dispose of items not sold. Ross will pull permit, contact Hope Helps for collective end of event donation and distribute flyer on Facebook.

Halloween Parade and Santa Event: Johnathan Wilkes will contact homeowners who have hosted events for these holiday events.

New Association Legislation: It was determined that new 2024 Florida legislation was aimed at HOAs and managers of HOAs which are mandatory HOAs, which Chelsea Woods is not.

North Entrance Pond: There was a discussion about rehabbing the landscaping around this retention pond. Larry will ask the new landscape contractor (“The Other Side”) if they could assist with rehabilitating the sprinklers and doing some landscape touch ups around the pond.

Welcome Committee: A resident approached Laurel asking about a Welcome Committee. She was asked to email the HOA gmail with her information and what she would like to do to assist. The board is in favor of reinstating this committee with assistance.

Next Meeting:

November 19, 2024 at 7:30PM at 1778 Seneca Blvd., Winter Springs, FL 32708

Adjourn

Meeting was adjourned at 9:00PM

Recorded by Mark Wylie