

Minutes
Board of Directors Meeting
Chelsea Woods of Tusawilla Homeowners Association (CWOTHOA)
November 12, 2024
1778 Seneca Blvd., Winter Springs, FL 32708
Chair Laurel Ross, Presiding

Attendees:

Laurel Ross (Chair), Mark Wylie, Kurt Miericke, Rick Mould, Norbert Young, Rachel Hood

Absent:

Andrew Spraggins, Paul Hennigan, Lawrence Stoff, Johnathan Wilkes

Call to order: 7:33PM

Minutes: Laurel Ross presented the minutes from the August 13, 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 the new Fairwinds Credit Union account. The cash balance to-date is \$21,680.81.

There are two electric meters and two water meters. One of water meters appears to be running unusually high and some board members will check to see if there are leaks in the sprinkler system serving the entrance signs. Norbert will contact the city to verify the location of the water meter.

As funds are moved from Bank of America to Fairwinds, it was suggested that some of the surplus funds be used to purchase short term CDs after the start of 2025.

Norbert will look at all transactions for FY 2024 sometime in January to present to the Board at its next meeting and to have available for the general membership at the annual meeting in February.

Membership: 187 paid members out of 293, about 65%. Discussion about the need to communicate the HOA value to members through newsletter, walking neighborhood, and timely posting on the CWHOA Facebook page.

Architectural Review Board: Nothing to report

Social: The Halloween Parade was another big success. A community garage sale is planned for November 16, 2024. About 6 households have expressed interest in participating.

Holiday decorations at entrance signs: There was a discussion about decorating the entrance signs for the holidays. **A motion was made and seconded to permit Laurel to purchase up to \$1,000 of holiday decorations. The motion passed.**

Old Business:

North Entrance: Sign lettering was re-painted gold. Spotlights needed to be looked at for painting or replacement.

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

Pond 59: There is an effort by the bordering homeowners to engage the city and state officials with the need for remediation. Apparently, there are numerous such retention ponds in the city in need of remediation, and funding is short. Kurt and Rick are taking the lead on this issue.

New Business:

Annual Meeting: This meeting was tentatively scheduled for February 18 at the Wedgewood Tennis Villas community center where it was held in 2024. An alternative date was set for February 25 if the 18th is unavailable. It was noted that at least 25 members or proxies must be present for a quorum.

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Norbert will put together the annual financial report for the board to present at this meeting, and the board will see that report at its next meeting early in February.

SR 417: The expansion of SR 417 and related sound barriers was discussed.

Next Meeting:

February 4, 2025 at 7:30PM at 1778 Seneca Blvd., Winter Springs, FL 32708

Adjourn

Meeting was adjourned at 8:45PM

Recorded by Mark Wylie