

Minutes
Board of Directors Meeting
Chelsea Woods of Tusawilla Homeowners Association (CWOTHOA)
February 4, 2025
1778 Seneca Blvd., Winter Springs, FL 32708
President Laurel Ross, Presiding

Attendees:

Laurel Ross (President), Mark Wylie, Kurt Miericke, Rick Mould, Norbert Young, Rachel Hood, Paul Hennigan, Lawrence Stoff, Johnathan Wilkes

Absent: (None)

Call to order: 7:32PM

Minutes: Laurel Ross presented the minutes from the November 12, 2024 board meeting. **The minutes were approved.**

Presentation of Reports

Finance: Norbert Young presented the financial statement for 2024. He noted that the granite sign that was purchased and installed at the south entrance had been depreciated for seven years according to GAAP rules. Income for 2024 were \$11,781.38 and expenses were \$15,062.59 for a net income loss of \$3,281.21. Compared to 2023, expense increases were in depreciation, landscaping and utilities. Total assets of the association were \$28,541.00.

Laurel Ross said that she hoped to transfer all of the association's cash assets to Fairwinds Credit Union from Bank of America in the coming months.

Membership: There were 46 paid members out of 293, about 16%. Laurel Ross distributed CWHOA business cards to the board and encouraged all to join her in contacting friends and neighbors about joining/renewing.

Architectural Review Board: Lawrence Stoff said there have been no issues recently. There was a question raised by a homeowner about metal roofs. There was no specific prohibition for metal roofs. It was noted that 685 Olean Ct. recently installed a metal roof, and the city did not contact the ARB about the permit.

There was also discussion about the use of vinyl fencing, which is also not addressed in the deed restrictions.

Social: Laurel Ross reported that since the last board meeting, there has been a "Cocoa with Santa" and community yard sale.

Old Business:

North Entrance: Norbert Young said that the permit has been signed, but getting the electrician out to do the contracted electrical box work has been difficult. Some of the lighting may need to be replaced, and fixtures painted. The goal is to replace plants that have died but not replace all of the shrubbery.

South Entrance: The solar charging connection has been fixed, but it is recommended that a new battery be budgeted for in 2025 as the current one is near the end of useful life. Paul Hennigan and Rick Mould have the app which controls the settings. Ross asked that the unused lighting pedestal be removed and the hole filled in, which others agreed to take care of doing.

Pond 59: Kurt Miericke and Rick Mould are taking the lead on this issue. There was someone out to look at the ponds, but the years of sediment accumulation from street storm sewer run-off is still the main problem.

Holiday Decorations: Laurel Ross has them stored in her attic.

CWFOA Board of Directors

Minutes

February 4, 2025

Page 2

New Business:

Annual Meeting: This meeting is scheduled for February 11 at the Wedgewood Tennis Villas community center where it was held in 2024. It was noted that at least 25 members or proxies must be present for a quorum. Mark Wylie and Johnathan Wilkes will not be there and have given their proxies.

Norbert Young will put together the annual financial report for the board to present at this meeting, and the minutes from the 2024 meeting will also be presented to the membership. A sign-in table will be available to record attendance.

Board Membership: Two board members are resigning from their roles: Kurt Miericke and Rachel Hood. Ross thanked them for their service, and she encouraged the full board to consider candidates for the board to replace them.

SR 417: The expansion of SR 417 construction has begun, and plans for related sound barriers was discussed.

Street Parking: This continues to be a problem on Seneca, but it is a Winter Springs City regulation.

Next Meeting:

TBA

Adjourn

Meeting was adjourned at 8:45PM

Recorded by Mark Wylie