

**Minutes**  
**Board of Directors Meeting**  
**Chelsea Woods of Tusawilla Homeowners Association (CWOTHOA or HOA)**  
**July 15, 2025**  
**1778 Seneca Blvd., Winter Springs, FL 32708**  
**President Laurel Ross, Presiding**

**Attendees:**

Laurel Ross (President), Mark Wylie, Rick Mould, Bill Grodski, Lawrence Stoff, Norbert Young

**Guest:**

Raul Palenzuela, 684 Oswego Ct Winter Springs Fl 32708

**Absent:** Johnathan Wilke, Paul Hennigan

**Call to order:** 7:03 PM

**Minutes:** Laurel Ross presented the minutes from the April 8, 2025 board meeting and they were approved.

**Presentation of Reports**

**Finance:** Laurel said that the Board's Directors and Officers Liability Insurance was paid for the year, but that the actual fee would be reduced by about \$250 because the membership was lower than 2024.

All Board members are required to take continuing education course according to Florida Statute 720.3033. The HOA will reimburse the cost of taking the course.

It was noted that the HOA may be able to get contact information for all homeowners in Chelsea Woods from the City Clerk's office.

Norbert has notified the IRS that the HOA has a calendar year fiscal year.

Norbert said that the HOA is a nonprofit under 1120-H according to IRS guidelines.

**Guest presentation:** Paul Palenzuela presented a proposal to extend his driveway into his backyard to expand the number of parking opportunities. Following discussion, it was agreed to table the issue as no one on the board was supportive of this idea. Laurel asked Mr. Palenzuela to seek approval for this from the owners of neighboring lots in order for the Board to reconsider his request.

**Membership:** There were 151 paid members out of 293, about 50%.

**Architectural Review Board:** Larry and Laurel gave a report on 684 Oswego, 1803 Seneca and 1770 and 1775 Seneca.

**Welcoming Committee:** Bill and Laurel are recruiting for this. Bill distributed a draft of a welcoming brochure.

**Old Business:**

**North Entrance:** Laurel said that no one showed up to a "volunteer spruce up" opportunity. She distributed a new proposal that included volunteer and professional (hired) help.

**South Entrance:** Rick and Paul were successful in removing the brick light pedestal.

**Pond 59:** Rick said pond 59 weeds had been treated by the City but issues continue because of the high level of sediment.

**SR 417 Wall:** Laurel passed out information from Seminole County and noted that additional sound barriers were requested and the response was negative and explained why the original plan would continue.

CWFOA Board of Directors

Minutes

July 15, 2025

Page 2

**New Business:**

**HB1203:** This state law requires board members to complete an online training course. More information will be circulated, and any registration fees will be reimbursed by the HOA.

**President's Report:** Laurel would like a board member to volunteer to be the Treasurer who would be different than Norbert.

Laurel asked for an invoice from Norbert so that the HOA might be able to pay for services rendered.

Laurel handed out the complete deed restrictions, and mentioned that she would be including selections in the newsletters in July and October 2025 and January 2026 to remind residents that such restrictions are included in all properties and compliance is not elective.

Laurel said that a nominations committee will be formed and it will seek candidates for the Board for 2025.

**Next Meeting:**

7:00 PM October 7, 2025 at 1778 Seneca Blvd., Winter Springs, FL 32708

**Adjourn**

Meeting was adjourned at 9:00 PM

Recorded by Mark Wylie

Edited