

**Minutes**  
**Board of Directors Meeting**  
**Chelsea Woods of Tusawilla Homeowners Association (CWOTHOA or HOA)**  
**October 7, 2025**  
**1778 Seneca Blvd., Winter Springs, FL 32708**  
**President Laurel Ross, Presiding**

**Attendees:**

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

**Absent:** Johnathan Wilke, Paul Hennigan Lawrence Stoff,

**Call to order:** 7:15 PM

**Minutes:** Laurel Ross presented the minutes from the July 15, 2025 board meeting and they were approved with one correction: The guest in attendance on the July 15 2025 meeting was Raul Palenzuela, not Paul Palenzuela.

**Presentation of Reports**

**Finance:** Laurel distributed the Fairwinds Account report from July to September 2025, which showed that the HOA has cash assets of \$28,174.45 as of 9/22/2025. Also distributed were the Inflows and Outflows of funds for the year to date. Total Inflows were \$14,294, \$494 in excess of budget or 104% of budget. Outflows were \$9,521.16, \$4,114.34 below budget or 70% of budget.

Norbert was given a copy of the Articles of Incorporation from 10-25-1993 which he will pass on to the IRS in response to a letter from them asking for details about the HOA and its tax status. The HOA for many years filed a postcard return because income was very small, but now files an 1120-H. The HOA's fiscal year is the same as the calendar year.

**Membership:** There were 184 paid members out of 293, about 63%. Dues were adjusted in 2012 to \$60 and again in 2019 to \$75. Laurel asked that the Board consider increasing the dues to \$100 for 2026. The Board would consider this at its January 2026 meeting.

**Architectural Review Board:** Laurel gave a report about the code violations noted, the residents notified and the results if any. She said that the Winter Springs Code Enforcement would only act on city code violations. Some of the Chelsea Woods deed restrictions may not be against the city code, in which case the enforcement would be problematic until the property was sold. For example, the city code requires boats and RVs to be behind the plane of the front of the house, where deed restrictions call for the same to be behind a fence in the backyard. Laurel tasked the Board to be responsible for checking for violations in their area (north, central and south) and would send a map and assignments out to the members.

**Welcoming Committee:** Bill and Laurel are recruiting for this. Bill distributed a draft of a welcoming brochure. Bill is looking for a good source for new residents moving into the area. Emails are found in the Utility Dept. According to the Winter Springs records of the homeowners in Chelsea Woods area, there were 294 emails and 275 were confirmed by Laurel. Laurel asked Mark to track email from the Winter Springs City Clerk's office in future. It is necessary to give the Clerk the street names in order to pull these records.

**Social Committee:** There were plans to again promote the Halloween Parade and the Cookies & Cocoa with Santa thanks to generous community neighbors.

**Old Business:**

**North Entrance:** Laurel said that she and two volunteers helped clean out dead shrubs and other landscaping in September. She had a proposal from The Other Side landscaping contractor, which included

\$300 plant new shrubs

\$200 prune palms

\$500 mulch

\$1,000 Total

The Board considered this offer fair and authorized Laurel to proceed with getting it done.

South Entrance: The solar panel uses a battery that expires every couple of years, and the recommendation was to budget \$500 to replace it in 2026.

Pond 59: Rick said pond 59 surface weeds had been treated by the Winter Springs and it is looking “pristine” and residents are happy. Areas around where three storm water drains dump sediment will also be addressed by the City.

**New Business:**

HB1203: This state law requires board members to complete an online training course. 5 of the 6 board members have now completed this training.

President’s Report: Laurel said that she received a proposal for Christmas holiday decorations to enhance the North and South Entrances. The quote was \$1,019 lighted (where power is available) garlands and wreaths. The Board approved this purchase.

**Next Meeting:**

7:00 PM January 6, 2026 at 1778 Seneca Blvd., Winter Springs, FL 32708

**Annual Meeting Date Tentatively Set:**

7:30 PM February 10, 2026 at Wedgewood Tennis Villas Club Room 1401 Forest Hills Dr, Winter Springs, FL 32708.

**Adjourn**

Meeting was adjourned at 8:30 PM

Recorded by Mark Wylie