

CHELSEA RIDGE HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING
Minutes - August 27, 2009

Call to Order

Chelsea Ridge HOA held a duly noticed Board meeting on Thursday, August 27, 2009 at 917 Ridgeside Court, Apopka, FL 32712. Directors present were President, Jim Gorzka; Larry Qualls, Vice President, Sue Henesy, Treasurer, Jeanne Holland-Rose, Secretary and Sheila Dixon, Director. Diane Hilt-Hicks represented Sentry Management. The meeting was called to order at 7:00 pm. Vernon and Susan Priest were also in attendance.

Quorum

Quorum was established.

Approval of previous meetings minutes (05/14/09)

Sue moved that the previous meeting minutes from May 14, 2009 be approved as presented. Jean seconded the motion which passed unanimously.

Treasurer's Report

Sue Henesy reviewed the financial reports. The association is in good shape and will be about even for the year. The biggest expenditures other than the upgrade of the front entrance have been for irrigation main line problems.

Manager's Report

Diane reviewed the Manager's Report with the Board and past due accounts were discussed. Palm tree trimming for 2300 and 2306 Riverside Road was discussed. Sue will give the name of her tree person to Jim to share with both homeowners.

Committee Reports

- A. ARB Committee – Vern reported that ARB is running smoothly but no ARB's are outstanding at this time.
- B. Beautification Committee – Jim pointed out that there a few azaleas that have died at the front entrance but they are not easily noticed.
- C. Neighborhood Watch – Sheila shared that the directory is nearly finished. Sue will review and directory should be ready shortly. Jim suggested that directories be e-mailed to those individuals who are on the e-mail listing. Jean stated that there are 32 homeowners that have signed up online and that Sue and Sheila both can access the system to send e-mail blasts. Sue suggested that a sign in sheet be available at meetings for people to give their e-mails.
Sheila also shared that either Deputy Richard Negron or Master Deputy Mary Norwood would be making a presentation for Neighborhood Watch on Thursday, September 17, 2009 at 7:00 p.m. Jim agreed to have the meeting at his home. Jean will post a notice at the front entrance and on the website with the information on the meeting and Sue and Sheila will send out an e-mail to the 32 owners who are listed.

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- D. Social/Welcome Committee – Sheila stated she has talked to Kim about getting the gifts to the new homeowners. Sheila will check again with Kim and get the gifts for the new owners.
- E. Holiday Committee – Jean stated that they are still looking for new volunteers to help. New wreaths will be needed for this year.

Business

Repairs to the front entrance irrigation and lights were discussed. The tiles on the sign need to be cleaned and Jim suggested using CLR.

Jim asked about having another holiday get together. Sue stated that there is about \$350 still in the budget for Social. It was decided to have the children's party on Saturday, December 5th between 4 p.m. and 7 p.m. A bounce house will be obtained; Sue will bring her smaller bounce house and will contact "Santa" to be there again.

Open Session

None

Date of Next Meeting

Next Board meeting was set for Thursday, November 12, 2009 at 2433 Ridgeside Road at 7:00 p.m. This meeting will be for setting the budget for 2010.

Safety Meeting – Thursday, September 17 at 7:00 at 917 Ridgeside Court

Holiday Party – Saturday, December 5, 2009 at 4:00 p.m. to 7:00 p.m. at 2433 Ridgeside Road

Adjournment

With no further items to discuss, meeting adjourned at 8:10 p.m.

Respectfully submitted for the secretary,

CHELSEA RIDGE HOMEOWNERS ASSOCIATION

Diane M. Hilt, LCAM, CMCA