

CHELSEA HARBOUR HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MONDAY, APRIL 25, 2011
7:00 P.M. AT 14302 MARINA BAY LANE

CALLED TO ORDER

The meeting was called to order at 7:19 pm. Quorum was established with William Lee, Don Charly and John Rushing. Also present was Jaine Prieto with Real Manage. The meeting was also attended by the Beautification Committee Chair Ms. Gloria Smith and other homeowners whom names were not obtained.

1. Approval of Minutes

- A motion was made by William to approve the minutes from Monday, April 25, 2011 meeting. John seconded the motion, all were in favor.

2. Financial Report

- As of 03-31-2011 the Operating Fund was \$525,169, Replacement Fund \$82,190, Total Delinquency \$139,311

3. Homeowner Segment

- Beautification Committee was present and advised of concerns and possible projects in mind as follow:
 1. **Gazebo** - Per Beautification Committee enhancements to gazebo will begin will begin May 5 – May 10th
 2. **Block Captains** - are needed, please contact Gloria Smith
 3. **Lakes Not Looking Good** – A schedule of lakes services was provided to those that attended as well as information on service dates. The board suggested a possible boat ride with vendor to educate on treatments and services.
 4. **Entrance Landscape** – Beautification Committee requested that the vehicle damage be repaired as soon as possible. All shrubs to be replaced. Homeowners present agreed that the board must repair soon.
 5. **No Seasonal Color** – board advised that seasonal color should take place soon. It was delayed due to a decision on what flowers to install.
 6. **Landscape Not Looking Good** – board advised there had just been repairs made to the irrigation system to get it started up and working. Additional repairs are still needed in some areas. The board advised landscape vendor was changed in March.
 7. **Trash In Lakes** – Board advised that trash is picked up each week by vendor. The issue has been that residents are allowing clippings and dead plants to fall into lake. Trash is also being blown into lake because residents are not tying up their trash bags. The board suggested that everyone become more cautious with their trash and ask neighbors to tie up trash bags.
 8. **Basket Ball Goals** – Real manage advised that all basketball goals were issued a violation. Real Manage advised that basketball goals are allowed but must be put up when not in use. Permanent basketball goals are not allowed.

9. **Back Yards In Bad Conditions** – Real Manage requested that homeowners contact property manager for access to their back yards if they are having issues with their neighbors. If they are building something that seems radical they are to contact the ACC Committee to verify approval of the project. All projects must be approved by the ACC Committee.
10. **Mornington Entrance** – entrance looks ragged per committee and homeowners in attendance. The beautification committee will meet with the landscape company and discuss possible enhancement.

ADJOURNMENT

With no further business the homeowner portion was adjourned at 8:38 pm. The Executive session followed immediately right after.

APPROVED:

DATE:
