

Chelsea Place Townhome Owners Association – CPTOA

www.chelseacircletownhomes.com

Board Meeting Minutes

Date: December 6, 2023 Time: 7:05pm

Location: Winfield Library

Board Members in Attendance: Lisa Napolitan–President, Bill Riban–Vice President, Laurel Ingram–Secretary, Chuck Sahly–Member-at-Large

This Board Meeting was held just prior to the 2023 CPTOA Annual Town Hall Meeting. There were 21 units present (including board members).

➤ **Meeting Minutes:** Minutes for the November 20, 2023, Board Meeting were approved.

➤ **Board Business:**

- The Board took a vote to pass a Special Assessment for Homeowners that will be used for Roof Replacement needed within the next four years. It would require homeowners pay a monthly fee for their roof replacement over a period of three years, or upfront as some homeowners have requested. The vote passed unanimously.

			Cost per Month	
	Building #'s	Collect	Middle Unit	End Unit
2024	1, 7	\$140,000	\$266.67	\$316.67
2025	2, 3, 9	\$140,000	\$266.67	\$316.67
2026	4, 5, 6, 8	\$140,000	\$266.67	\$316.67
2027	10*	\$0	\$0	\$0
Total		\$420,000	\$9,600.12	\$11,400.12

- The Board acknowledged it was in receipt of a petition with 13 signatures to oppose the special assessment and has arranged for a vote to be taken on Monday, December 18, 2023.

The meeting was adjourned at 7:20pm.

Next Meeting: Monday, December 6, 2023, immediately following the Town Hall meeting.

Respectfully Submitted,
Laurel Ingram, Secretary