

**MEADOWS SOUTH ASSOCIATION, INC.**

**March 18, 2021**

**A Corporation Not-for-Profit  
Meadows South – Unit 1305-F**

President Katherine Call called the meeting to order at 7:00 pm. All stood for the Pledge of Allegiance.

**ROLL CALL: Present:** Katherine Call, Jodi Thomas, Jackie Higgins, Linda Heppler, Kathy Kennedy, Lisa Brague. Quorum Confirmed. Joann Cahoon – excused absence.

**SECRETARY'S REPORT:** Motion made by Katherine Call and seconded by Kathy Kennedy to accept February 18, 2021 BOD Minutes. Motion carried.

**TREASURER'S REPORT:** Katherine Call, President and Acting Treasurer, distributed financial reports through February 28, 2021. The monthly reports included: The Meadows South A/R Aging Summary through 02/28/21, Balance Sheet through 02/28/21, and Profit and Loss for February 2021. President stated that she will reach out to homeowners who are 90 days or more past due on their maintenance. Our Profit and Loss report reflects a net income this month in the amount of \$381.01. Linda Heppler made a motion to approve Treasurer's Report and Jackie Higgins seconded the motion. Motion carried.

**PRESIDENT'S REPORT:** President reported on the status of the unit in foreclosure – 1281-B. We have received a final judgment in the amount of \$14,710.00 which is the minimum it will be sold for. It will go to auction on 4/28/21 at 11 am. The auction will be held at the Brevard County Government Center located at Palm Avenue in Titusville. It will be sold to the highest bidder.

President also reported that she received a call from City of Titusville - Code Enforcement regarding the road in front of Building 1281 and the retention wall between Meadows South property and the shopping center. The retaining wall on that street and the severe sinkage of that road is allowing the water from a strong rain to flow over the wall and cause water to get into the businesses in the mall, causing water damage. Joe Doyle (used to work for Water Department) looked at it and advised President that we need to build up the retention wall. There will be no penalty from Code Enforcement if we submit a plan within 60 days. President contacted Gregori Construction located on Hopkins Avenue, Titusville and they have proposed a very reasonable offer to repair two of our roads. Road 1 (in front of Building 1281) will cost \$24,700 and Road 2 (middle road in front of Building 1285) will cost \$17,200. These costs include labor, equipment, supervision and materials. It does not include survey, permits, or repair work on the retention wall. (President only received this one (1) bid.) Kathy Kennedy made a motion to accept the one and only bid that was received to repair Roads 1 and 2. Lisa Brague seconded motion. Motion carried.

Jodi Thomas made motion to accept President's Report. Linda Heppler seconded motion. Motion carried.

**OLD BUSINESS:**

**Follow-Up: Inbound/Outbound Communication Process between BOD and residents** – President distributed an annual (2021) matrix indicating that she will take the responsibility of any incoming phone calls on the new

HOA cell phone, as well as any incoming emails sent through website. The matrix shows which building directors are responsible for walk throughs and survey updates each month. Monthly team members can coordinate their walk throughs between themselves as to days and times. All notes of concern or non-compliance issues should be given to Jodi Thomas. Jodi will keep an updated spreadsheet and advise President and Secretary if letters need to be sent.

**Spring Newsletter (April)** – President distributed a draft of the April Newsletter to each board member. Board agreed that attached to the Newsletter will be a copy of the Rules and Regulations of the Meadows South By-Laws (pages 4, 5, 6, and 7). President asked each board member to read the draft of the Newsletter and give her any comments or feedback so that she can prepare the final draft. Newsletters will be hand-delivered in April and sent out to owners who do not live on the property either by hard copy mail or email.

**Status of New Signs Ordered** – Signs ordered. Kevin is raising the height of the No Parking signs.

**Status of New HOA Drop Box** – HOA drop box (lock box) has been ordered. It is black. It cost \$144.90 with tax.

Linda Heppler made a motion to approve Old Business. Kathy Kennedy seconded motion. Motion carried.

#### **NEW BUSINESS:**

President reported that an owner requested installing the opening of her gates onto the easement, instead of each side of her fence. The Board agreed that this would not be acceptable as it would set a precedent with other people in the community. It would not be fair to allow it for one. President will advise homeowner of the Board's decision.

Some general discussion ensued. President reported that we had to register our 2021 Annual Report at a cost of \$61.25. President also reported that our annual Terminix account is coming due on 3/28/21 at a cost of \$6,939.00.

Jackie Higgins made motion to accept New Business. Katherine Call seconded motion. Motion carried.

#### **CORRESPONDENCE:** None

**ADJOURNMENT:** Motion made by Katherine Call and seconded by Kathy Kennedy to adjourn meeting. Motion carried unanimously. Meeting adjourned at 7:55 PM.

Jackie Higgins  
Secretary, Meadows South HOA