

MEADOWS SOUTH ASSOCIATION, INC.
ANNUAL HOMEOWNERS MEETING
January 22, 2022 IRC United Methodist Church - Sanctuary

MEETING CALLED TO ORDER: President Katherine Call called the meeting to order at 10:00 AM. All stood for Pledge of Allegiance. President Call welcomed all homeowners.

CERTIFICATION OF PROXIES AND QUORUM: Secretary Jackie Higgins confirmed that a quorum was present and business proceeded. President thanked our volunteer, Jackie Haines, who signed in residents, and opened and tallied ballots and the Spectrum vote that homeowners brought with them. (27 people in attendance; 17 certified proxies – Total: 44)

ROLL CALL: Present: President and Acting Treasurer Katherine Call, Secretary Jackie Higgins. Directors: Linda Heppler, Kathy Kennedy, Lisa Brague, Joann Cahoon and Melissa Brandon. Jodi Thomas was excused. Quorum confirmed by Secretary.

SPECIAL REPORT: Secretary, Jackie Higgins, addressed the body and asked for a moment of silence in honor of our residents who passed in 2021.

Secretary also reminded homeowners that when they want to speak, they should please identify themselves and their unit number. Secretary also made an announcement that this Homeowner Meeting was for homeowners and that although guests and tenants were welcome, the floor would be limited to homeowners only - for the sake of time efficiency, as well as handling the concerns of homeowners, not guests.

SECRETARY'S REPORT: A motion was made by Theresa Reimer and seconded by Joann Cahoon to accept the Minutes of the Annual 2021 General Membership Homeowners Meeting. By a Yay and Nay vote, motion carried and Minutes were accepted.

PRESIDENT'S REPORT:

Welcome and Introduction: President welcomed all homeowners and guests present.

Goals and Vision for 2022:

President stated that one of our goals is to procure bids for resurfacing of our roads. She gave a summary on the road repairs done in 2021 – road adjacent to Bldg. 1281 and the Strip Mall and part of the road between Bldgs. 1283 and 1285. The road repair along Bldg. 1281 was required by City Code Enforcement due to rainwater flooding into the businesses in the strip mall. There was a part of the retention wall that was no longer holding back the water and we had to have it repaired due to Code Enforcement requirements. The end of the road between Bldgs. 1283 and 1285 also needed repair and Gregori Construction did all the road repairs stated. President got bids before the job was initiated. Total cost was \$47,400 which is approximately one third of what we had in our Road Account. President explained that just putting asphalt over the broken concrete would only be a temporary fix. She stated that to properly repair roads, they would have to be dug out to ground level, the ground properly prepared, and new concrete put down.

At this time, even with the Road Funds remaining in our Reserve account, a substantial assessment on all owners would be required to accomplish a proper repair of our roads. During these economically challenging times, it does not seem appropriate to add another financial burden on homeowners.

On another note, President stated that we do have some parking pads that are pushing upward due to trees and tree roots. Let President know if you have a parking pad that poses a tripping hazard. She will direct Keven to handle those types of smaller jobs using concrete.

Jackie Haines, 1305-A, asked if anything could be done at Entrance 1 because it is a dangerous spot with the hedges located where they are. A short discussion took place about possibly removing the hedges. President will discuss this topic at the February Board Meeting. (Kevin can possibly remove the hedges, but we don't want to end up with a flooding issue.)

Joann Cahoon made motion to accept President's Report. Kathy Kennedy seconded it. Motion carried.

TREASURER'S REPORT:

Proposed 2022 Budget and Financial Reports were provided to homeowners. President explained that depending on the final vote on the Spectrum Option, the proposed budget would vary. If Option 1 is selected, there would be an increase in our service, resulting in a financial increase in our maintenance dues. If Option 2 or Option 3 is selected, an increase in our maintenance dues would not occur in 2022, as the services would either remain as they currently are or be decreased. This item will be determined after the votes are counted. President did state that the new contract would be a 5 year contract, not a 10 year contract. Also, a 5% increase is incorporated into each year of our contract. Additionally, the new contract will begin on 2/1/2022.

Status Report (Liens, Foreclosures, etc.): President reported that the unit that had been in legal foreclosure through the Association attorney was resolved in July 2021. The unit was purchased by an investment company days before it was to go to public auction. We did recoup our maintenance and legal fees. Some work has already been done on the unit and continues.

President also reported that another unit was referred to the Association attorney for legal collection action in April 2021. After Association's lien was filed, we were notified of the foreclosure being taken by the mortgage company holding the loan on the property. Our attorney took appropriate action to link the Association's lien with the mortgage company's foreclosure so that we will get our past maintenance fees and legal fees back.

Melissa Brandon made a motion to accept Treasurer's Report. Lisa Brague seconded motion. Motion carried

OLD BUSINESS:

General Landscaping Report:

Lawn Service: President stated that Lawn contract will remain the same. They are not raising their prices this year. Our contracted Lawn Service is only responsible for mowing grass, trimming edges, and blowing debris off paved areas. Owners are responsible for taking care of their flower beds. Some general discussion ensued. It was requested that the lawn people be notified and told not to blow leaves up into the air conditioning pads. President will follow-up with lawn people.

Irrigation Sprinkler System: President reported that the majority of calls to the HOA Hotline are concerning broken sprinklers which occur when vehicles run over them (at the corners of parking pads and along roads where “no parking” signs are posted). Also, the lawn crew has run over them at times. There was a problem in the past with the lawn crew hitting irrigation lines buried along the sidewalks of certain units with the “bladed” machine they were using. Lawn crew was told some months ago to stop using that tool along the sidewalks. No further problems with regard to this issue have been reported. When a broken sprinkler head is reported, a work order is issued to Kevin and he repairs it.

President stated there are not as many calls being received regarding the sprinkler issues. It can only be assumed that all are working. It is important the Owners report any problems with the sprinklers on their property so that the problem can be resolved. For our Owners that rent, we request that you ask your tenants to report any problems. Please call the HOA Hotline at (321) 745-9925 to report any issues. Please provide as much detail as to the location of the problem and what appears to be the problem (ie: sputtering, no water, mis-directed) when leaving your message.

President reported that we had an incident with “someone” driving an iron spike into our main irrigation line which is located on the back of our property, running parallel with the end of Building 1281 and Apollo Road. This caused a minor geyser about 7 ft. from the wooden utility pole behind 1281-I. Fortunately, we have the ability to shut off irrigation water. This was done within an hour and repairs on the irrigation line were completed by the next day. Once the irrigation line was hit, whoever had been working there, departed the scene. Because of the location of the apparent work that was started and the industrial nature of the spike (it is yellow and marked “Cooper PLS 5093”), the assumption was made that it had to have been a utility contractor for either the City of Titusville or FPL. Both companies were contacted and, to date, no response as to who was responsible for the damage to our irrigation line has been received.

President had some reminders as follows:

*Community Speed Limit is 10 MPH. Please adhere to that rule.

*HOA is not receiving Tenant Information Forms when new tenants move in. This issue is addressed in our By-laws and is a compliance issue if not followed.

Status of Monthly Walk-Arounds: President reported that walk-arounds are done by a team of two Directors with directors rotating so that different eyes are seeing non-compliance issues in our community. The results of the monthly survey, and action taken, is provided to the Board at the “following” monthly Board Meeting. Letters are sent, by e-mail, to Owners describing the issue that requires resolution. The e-mail asks for a return e-mail confirming receipt of letters. The emails are sent from desdemonascookie@aol.com or jhiggin5@bellsouth.net. Newsletters are also sent by e-mail.

Maintaining the exterior of a unit, front and back, including fences and roofs, is the responsibility of the Owner. Certain Owner responsibilities are enforceable under our Governing Documents which consists of the By-Laws and Deed Restrictions applicable to our community. President stated her concern about whether copies of our Governing Documents are being provided with other closing documents provided to new Owners and if they are provided, is the new Owner reading and adhering to them? Because some closing agents are not sure, President also reminded homeowners that we live in townhomes, not condominiums and there are major differences between the two. Also, are owners providing copies of the By-Laws, especially the pages containing the Rules and Regulations, to their tenants? If not, please do so.

Status of Short Walls & Side Walls (repairing, cleaning & painting); Vegetation and flower beds; Non-compliance Issues: President reminded homeowners that they are responsible for maintaining the exterior of their walls, front and back, as well as side walls if applicable. These are Board enforceable by-laws. President reported that the implementation of the non-compliance program has resulted in a lot of cleaning, repairing and painting of walls (short and side walls) that required attention. President mentioned that a lot of roofs in the community need a good cleaning. She reminded everyone that if they choose to have their roofs cleaned, do not use a pressure cleaner which will cause damage.

President thanked everyone that responded and resolved their issue in a timely manner after being notified of the non-compliance issue. President received some comments from some homeowners who said that other units had some glaring non-compliant issues and questioned why their units were not cleaned up yet, especially when they themselves received letters. President assured everyone that the Board is not ignoring those non-compliant issues, but rather the Board attempts to be flexible, as is pointed out in the letters that are sent, and the Board works with Owners that need additional time because of availability and/or timing of resources. The Board always follows-up after an allotted amount of time has passed.

Linda Heppler made motion to accept Old Business. Joann Cahoon seconded motion. Motion carried.

RECESS – 15 Minutes

President called meeting back to order to report Election Results and the majority Option Selection on the Spectrum Vote. The results are as follows:

ELECTION OF OFFICERS AND DIRECTORS:

2022 Election Results – Secretary presented the results of the ballots returned and results are as follows: (By a majority vote, all of the following people are officially elected on the Board of Directors.)

Katherine Call was elected President.

Jodi Thomas was elected as Vice President.

Jackie Higgins was elected as Secretary.

Linda Heppler – Director

Joann Cahoon – Director

Kathy Kennedy – Director

Lisa Brague – Director
Melissa Brandon – Director

(Mary Harvey continues as Bookkeeper and Katherine Call serves as Acting Treasurer.)

Results – Spectrum Contract Option (Secretary) By a significant majority vote, Option 2 was selected by the homeowners. In summary, Option 2 is what we currently have. Our maintenance fees will not need to be increased this year. (Final count: Option 1 – 17; Option 2 – 38; Option 3 – 9)

NEW BUSINESS:

- **Exterior Paint Color Change** – President stressed to the homeowners that this topic was simply for discussion and feedback on the idea of possibly adding one or more colors to our color scheme of units in our community. There was a lot of discussion and some positive feedback. Some suggestions included using satin instead of flat paint. Also, a suggestion was made to possibly consider a By-law change allowing owners to choose from a variety of approved colors and have the choice to paint front doors only. There were also homeowners who opposed any change. The Board will table this discussion for another time in the future.
- Toni Ligouri, homeowner, brought up several concerns. The first concern was residents not cleaning up after their dogs. She wanted to know if we could include it in the By-laws. It already is in the By-laws under Section 2 – Rules. The Board has constantly addressed this issue with providing 4 dog stations whereby bags are available. We have put up signs. We have put notices in our newsletters and communications with residents. We will continue to try and enforce this rule, but it is very difficult when residents come out late at night with their pets and are not seen by anyone. Toni Ligouri also asked if the Board could do something to stop the lawn people from blowing leaves and debris up into the air conditioning unit and up next to the house. Other homeowners also complained about the same issue and asked that we advise the lawn people to stop blowing leaves up into their a/c area. President will follow-up with lawn crews.

Joann Cahoon made a motion to accept New Business. Toni Ligouri seconded motion. Motion passed unanimously.

ADJOURNMENT:

Katherine Call made motion to adjourn the meeting. Lisa Brague seconded motion. Meeting adjourned at 11:45 am.

Jackie Higgins
Jackie Higgins, Secretary
Meadows South Homeowners Association