

MEADOWS SOUTH ASSC, INC
River Lanes Meeting Room, 800 Cheney Hwy., Titusville, FL 32780

August 21, 2024

DATE

7:00 PM

TIME

Susan Seger

MEETING CALLED TO ORDER BY

BOARD MEMBERS IN ATTENDANCE

Susan Seger, Linda Heppler, Jon Taute, Cheryl Womack, Cindy Renshaw, Margie Smith, Sharleen Marshall, Kathy Kennedy Jones

APPROVAL OF MINUTES

The minutes were reviewed for the June and July meetings. June had not been typed up in time for July's meeting. Motion to approve made by Linda Heppler, second by Cindy Renshaw. Approved and accepted.

TREASURER REPORT

Kathy Kennedy submitted fiscal reports for Aging, Profit & Loss and Balance Report. Amounts for late fees and some balances were reviewed. Mary Harvey, our bookkeeper, was present to answer questions. Some members have had a few issues with the change and not making those changes with their banks for automatic payments. Others pay quarterly, etc. Undeposited funds were explained. Some items have been carried over from previous years and is under review to be correctly categorized. Theresa Reimer, who was a treasurer several years ago, is trying to help Mary figure out some of the issues. Motion to approve made by ????, 2nd by Cheryl Womack. Approved and accepted.

PRESIDENTS REPORT

President Susan Seger presented her report.

Irrigation - Having issues about someone messing with the switches and the solenoids.

Secretary position - need someone to please step up. Need letters sent, minutes, etc. We have an extra laptop available and a printer for the secretary to use.

New Board Members - new members Eva Aguilera and Paul Reimer added. Eva Aguilera and Cheryl Womack will try to split the secretarial duties. Paul Reimer will assist Susan as Vice President.

Updated By-Laws need to be signed before Notary Public by officers and board members. Mary Harvey served as Notary. Paperwork will be filed this week and must be presented by the president and a secretary. Cheryl will go with Susan to Brevard County courthouse. Mary Harvey had to leave after the signing of the ByLaws. Linda Heppler made motion to approve Presidents Report and 2nd by Paul Reimer.

NEW BUSINESS

Clayton Humphrey had requested 5 minutes to talk about non-compliance issues. Passed out photos of non-compliance issues: dirty short walls, paint, weeds etc. and wanted to make sure directors are aware of their responsibility to note issues so owners can be notified. Clayton feels form letter notices should be mailed with 2 weeks to comply and respond to board or matter should be forwarded to an attorney. He doesn't think any board member should knock on doors and approach residents directly, just mail notices.

There was discussion about whether homeowners or new owners are required to bring a unit into compliance that had been previously considered as "grandfathered" in. This will have to be checked to see if it is included in the bylaws. Board members should submit a report to the board about issues so notices can be sent or decisions made about issues.

Kathy Jones made a motion to accept new business. Motion 2nd by Paul Reimer. Motion accepted.

OLD BUSINESS

Concrete bids - part of this is the responsibility of the association and part is a homeowner. Cost will be over \$16,000, 25 yards of concrete. 1289B & 1289D-E are the units needing repair. We don't have any money right now so we will table this for another time.

Current Finances - situation reviewed by Theresa Reimer- lawn service we had is no longer available. The 3 bids are each \$3,000 a month. Reviewing our expenses shows we will be overbudget and in the red by end of the year. Need to deal with the lawn service issue and get someone hired. We need to increase the maintenance fees \$10 per unit now and \$5 more for the cable service starting first of the year. Clayton suggested we have everyone pay an assessment now of \$100 or so per unit. Whatever is decided needs to be done immediately to get things going on lawn service. Also asked if there would be a special meeting to have discussion about this increase. Marjorie asked if we are rid of Spectrum next year. Susan explained it is still under contract until 2027 so will have to keep meeting the 5% increase.

Kathy Jones had to leave during this discussion.

Cheryl Womack will try and work on the letter approving the fence for Eva in 1293-D that was approved during a previous meeting. The fence contractor is requiring that in order to pull the permit.

Susan Seger let members of the board know to please use the new instead of her personal email.

email address

Marjorie asked if we could do a notice of total issues and costs that the association is facing to explain what costs are and what has happened. Let's get ALL costs figured, what must be fixed and what will be done. When Spectrum contract is finally up, much of this can be renegotiated or cancelled.

In the meantime, Susan would like to hire someone to start lawn maintenance and clean along the west fence line by the church. Pirana Lawn Service will charge \$500 to do that specific clean up. Other bids were reviewed and compared. Motion was made by Marjorie Smith and 2nd by Eva Aguilera to accept Pirana Lawn Service to do a 30 day trial with possible hiring for a year. Motion was approved.

The irrigation system is currently turned off due to amount of rain. Susan will let Phil, who has been doing the irrigation repairs, know that we will have to pause repairs for now due to our financial situation. The grass is higher and lawns are looking green again.

Linda Heppler motioned to accept old business, Cindy Crenshaw 2nd and motion approved.

Eva Aguilera has previously submitted for a fence in her back yard. Will be required to have gates on both sides per the bylaws. Jon Taute has also requested permission to install a fence in his backyard.

Discussion was made about the need for changes to the bylaws for fences and gates that would require residents to accept responsibility for lawn maintenance inside fenced yards but this will require bylaw changes in the future.

Motion to adjourn made by Cheryl Womack and seconded by Paul Reimer. Motion approved and meeting adjourned.