

**Meadows South Association Inc**  
**Minutes for BOD Meeting on December 11, 2024**  
3828 Wethersfield Circle  
Titusville, FL 32780

Meeting called to order at 6:00 PM.

**Roll call:** President Flowers, Vice-President Seger, Secretary Aguilera, Treasurer Jones, and Directors Heppler, Marshall, and Taute in attendance; Quorum met.

Minutes of November 20, 2024 BOD meeting read

- Flowers motion to accept minutes as published.
  - Motion seconded and carried.

**Old Business**

- Discussed officer discounts and Declaration of Restrictions prohibiting the use of “net earnings” to inure any director, officer, or employee of the Association. Noted that Officer and Director discounts were allowed from 2004-2024 until By-Laws amended.
  - Flowers motion to re-instate officer discounts.
    - Motion seconded and carried. Re-added to proposed By-Laws amendments.
- Director Renshaw arrived at 1811 hrs.
- Announced new website address of [www.msahoa.com](http://www.msahoa.com)
- Re-visited 2025 adopted budget. Amended budget to include \$2,100 dollars, which includes 100% waiver of monthly dues for the secretary and 30% of monthly dues for the Treasurer. Monthly dues now \$140 for 2025. Spectrum cable TV estimated at \$66 every month. Discussed landscaping cost increases from 2023 to 2024. Discussed exterior pest control and membership can bring this issue up at the 1/18/25 annual meeting.
  - Flowers action to get exterior pest control estimate and present cost estimates at annual meeting.
  - Flowers motion to accept action
    - Motion seconded and carried

**New Business**

- IRC retaining wall. Discussed need for repair.
  - Action to Flowers to check with 2 homeowners.
- Cable TV update: Currently paying \$61/month. FCC overcharging complaint filed. Spectrum finally sent a statement. Await Spectrum response to FCC complaint. Discussed ability of President to terminate cable TV services to members in arrears.
- Verified President and the bookkeeper have the only keys to the Association’s US Postal box.
- Discussed website development and statutory requirement to have operational by 1/1/25.

- Waste collection: Stated recycle and individual trash bins returned to city. Trash collection is every Monday, Wednesday, & Friday – with City agreement to add pick-ups after the 5 major holidays. City can pick-up 5 days a week at no extra charge. Recycle bins will not be returned to complex.
- Irrigation system: To ask membership to authorize up to \$25K in 2025 to remediate irrigation system. Seger to seek member participation on taskforce.
  - Flowers motion to present expenditure to membership at annual meeting.
    - Motion seconded and carried.
- Entrance flower beds: Seger presented plans to procure mulch and use Pirana Lawn Care to help spread.
  - Flowers motion to authorize \$500 for work.
    - Motion seconded and carried.
- DBPR training and director declaration: All Directors have to declare, to the secretary, that they have read the 720 statutes, Governing Documents, and Rules & Regulations within 90 days of annual meeting.
- Flowers motion to seek new legal counsel and make recommendation to the Board.
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- Discussed proposed account balance collections policy. A lien can be filed by the President or Treasurer, then the Association can seek a Judgment Lien. Discussed loss of membership privileges.
  - Flowers motion to accept published collections policy.
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- Flowers motion to accept new business.
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### **Open Discussion**

- Annual packet to address needed information on people residing in the complex, whether they be owners or renters. 157 units with 144 unique owners, of which 35 have accepted formal communication via e-mail.
- Discussed need to repair hazardous concrete pad conditions at 1289B and 1325A, caused by common area tree roots. Need to get trees removed.
- Flowers motion to authorize up to \$250 to repair burst pipe at Entrance 1 location.
  - Motion seconded and carried.
- Discussed shutters and ability to install throughout Atlantic storm season. BOD approved wording change to Rules & Regulations document regarding BOD-approved vs. non BOD-approved shutters.
- Flowers motion to authorize up to \$250 for a 4-tier filing cabinet and associated hanging folders based on desire to create an individual file for each of the 157 unit owners.
  - Motion seconded and carried.
- Currently have 97 large envelopes stuffed with copies of existing By-Laws. Have ~100 other large envelopes and ~400 letter envelopes. Need ~109 packets stuffed with annual meeting material and mailed by 1/4/25. Estimate Staples printing cost ~\$860 for all packet printing needs. Association can purchase a better printer, extra ink, and copy paper for less and have the additional equipment & materials.

- Flowers motion to authorize up to \$900 for such items.
    - Motion seconded and carried.
- Announced “themed inspections in 2025” to ensure selective enforcement is not an issue.
- Flowers motion to adjourn.
  - Motion seconded and carried. Meeting adjourned at 2036 hrs.

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- Entrance flower beds: Seger presented plans to procure mulch and use Pirana Lawn Care to help spread.
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- DBPR training and director declaration: All Directors have to declare, to the secretary, that they have read the 720 statutes, Governing Documents, and Rules & Regulations within 90 days of annual meeting.
- Flowers motion to seek new legal counsel and make recommendation to the Board.
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- Discussed proposed account balance collections policy. A lien can be filed by the President or Treasurer, then the Association can seek a Judgment Lien. Discussed loss of membership privileges.
  - Flowers motion to accept published collections policy.
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- Flowers motion to accept new business.
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### **Open Discussion**

- Annual packet to address needed information on people residing in the complex, whether they be owners or renters. 157 units with 144 unique owners, of which 35 have accepted formal communication via e-mail.
- Discussed need to repair hazardous concrete pad conditions at 1289B and 1325A, caused by common area tree roots. Need to get trees removed.
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- Flowers motion to authorize up to \$250 for a 4-tier filing cabinet and associated hanging folders based on desire to create an individual file for each of the 157 unit owners.
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- Currently have 97 large envelopes stuffed with copies of existing By-Laws. Have ~100 other large envelopes and ~400 letter envelopes. Need ~109 packets stuffed with annual meeting material and mailed by 1/4/25. Estimate Staples printing cost ~\$860 for all packet printing needs. Association can purchase a better printer, extra ink, and copy paper for less and have the additional equipment & materials.

- Flowers motion to authorize up to \$900 for such items.
    - Motion seconded and carried.
- Announced “themed inspections in 2025” to ensure selective enforcement is not an issue.
- Flowers motion to adjourn.
  - Motion seconded and carried. Meeting adjourned at 2036 hrs.

**Meadows South Association Inc**  
**Minutes for BOD Meeting on December 11, 2024**  
3828 Wethersfield Circle  
Titusville, FL 32780

Meeting called to order at 6:00 PM.

**Roll call:** President Flowers, Vice-President Seger, Secretary Aguilera, Treasurer Jones, and Directors Heppler, Marshall, and Taute in attendance; Quorum met.

Minutes of November 20, 2024 BOD meeting read

- Flowers motion to accept minutes as published.
  - Motion seconded and carried.

**Old Business**

- Discussed officer discounts and Declaration of Restrictions prohibiting the use of “net earnings” to inure any director, officer, or employee of the Association. Noted that Officer and Director discounts were allowed from 2004-2024 until By-Laws amended.
  - Flowers motion to re-instate officer discounts.
    - Motion seconded and carried. Re-added to proposed By-Laws amendments.
- Director Renshaw arrived at 1811 hrs.
- Announced new website address of [www.msahoa.com](http://www.msahoa.com)
- Re-visited 2025 adopted budget. Amended budget to include \$2,100 dollars, which includes 100% waiver of monthly dues for the secretary and 30% of monthly dues for the Treasurer. Monthly dues now \$140 for 2025. Spectrum cable TV estimated at \$66 every month. Discussed landscaping cost increases from 2023 to 2024. Discussed exterior pest control and membership can bring this issue up at the 1/18/25 annual meeting.
  - Flowers action to get exterior pest control estimate and present cost estimates at annual meeting.
  - Flowers motion to accept action
    - Motion seconded and carried

**New Business**

- IRC retaining wall. Discussed need for repair.
  - Action to Flowers to check with 2 homeowners.
- Cable TV update: Currently paying \$61/month. FCC overcharging complaint filed. Spectrum finally sent a statement. Await Spectrum response to FCC complaint. Discussed ability of President to terminate cable TV services to members in arrears.
- Verified President and the bookkeeper have the only keys to the Association’s US Postal box.
- Discussed website development and statutory requirement to have operational by 1/1/25.

- Waste collection: Stated recycle and individual trash bins returned to city. Trash collection is every Monday, Wednesday, & Friday – with City agreement to add pick-ups after the 5 major holidays. City can pick-up 5 days a week at no extra charge. Recycle bins will not be returned to complex.
- Irrigation system: To ask membership to authorize up to \$25K in 2025 to remediate irrigation system. Seger to seek member participation on taskforce.
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