

Minutes of Special Meeting January 8th, 2025

Date: Wednesday, January 8th 2025

Time: 10:00 AM

Location: Titusville Public Library, Study room, Titusville FL.

Agenda:

1. Call to order

2. Roll call: David, Jon, Linda, Cindy (Sharleen arrived at 10:18 AM)

3. Reading and Approval of 12/11/2024 meeting minutes

4. Old Business:

- Storm water Remediation Update- Has not come across yet
- Annual Meeting Update- Packets was sent out (85 received email) (142 unique owners) (58 are landlords)
- New Attorney Search- In 2015 we were charged over 10 thousand dollars
- Motion to Change Attorney, all were in favor and approved

5. New Business:

- Treasurer Resignation Effective 12/31/2024
- Bookkeeper- Cathy was deleted from the Account
- Website Implementation & Maintenance- Alex DeLoach has everything up and running. (384 financial reports - 78 missing)
- Collection Policy Revision- Read the documents and motion to accept and all were in favor
- Lot 58 Collections Request- 1321G Lenience, December 2024 payment of \$200.00, 5% interest- Late fees waived until further notice. Motion to grant Leniency for lot 58 and waive all late fee and charge the 5%. Motion passed.
- Themed Inspections, Non-compliance Notification Policy, & Website Posting, recommend quarterly inspections. Theme will be posted on the Website.
- Fences- Easement- 6ft each side.
- The tarp on the roof of 1285G will be addressed.
- Motion – Inspection Quarterly - results to be published to the website. All in favor
- Correspondence: Unit 1281H Notice of Intent to File a Lien sent
 - Roof Damaged- Notice given- Rental/owner. They will be charged if HOA must get it fixed.

- 1287C: VP Seger sent a letter about the trailer, and it must be removed by 01/12/2025 or it will be towed at owner's expense.
- Approval for tree removal expenditures – 8 trees are utility threats
 - 3 bids: Jack of All Trees selected at cost of \$6,000. Other 2 bids were \$8,000 and \$9,600. Motion approved and passed.
- 1287I Removal of common area tree reimbursement
 - Trees in common areas are Association obligations
 - HOA willing to pay \$750.
 - Reimbursement motion and passed.
- Parking Pad Repair Bid Request- Permission is given to look for concrete business and 4 separate locations; President action to obtain bids
- Fence request: Unit 1287I: Fence cannot be taken 8' west of wall.
 - Motion to the end of her building only passed.
- Notifications via text, member approval to receive, and research of notification app the board has approved.

6. Announcements:

- Next meeting: Annual Meeting, January 18, 2025 3PM at the Hope Community Church.

7. Adjournment: 11:34 AM

- Note: Association members will be limited to speak for three minutes relative to the agenda items.

Open Actions:

- Flowers: Exterior Pest control estimates and presentation to membership
- Flowers: IRC retaining wall contact with 2 homeowners.