

Meadows South

P.O. Box 5635
Titusville, FL 32783-5635

Minutes

Annual Meeting, January 18, 2025

Hope Community Church, Fellowship Hall
2929 Cheney Hwy
Titusville, FL 32780

Meeting called to order at 3:07 PM.

Roll call: Verified 72 members in attendance either in person or by proxy, 47 minimum quorum met for the conduct of business.

Read minutes of March 16, 2024 BOD annual meeting

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

No reports offered from Officers. President reminded members of President's Letter.

President discussed election process. Membership votes for Directors, then elected Directors vote for the Officers. Officers need not be Directors. Announced 2025 Directors: Aquilera, Brandon, Flowers, Heppler, Marshall, Renshaw, and Taute

Meeting recessed for election of Officers.

Meeting returned to order and 2025 Officers announced:

- President, David Flowers
- Vice-President, Melissa Brandon
- Secretary, Eva Aguilera
- Treasurer, Vacant

Verified Designated Voter Certificates and Proxies. *[Post meeting, actual count was 69 as 2 DVCs were and 1 Proxy was invalid. Additional time needs to be taken next year to ensure accuracy of the count.]*

Flowers motion to address agenda item 11a prior to agenda item 9.

- Motion seconded and carried.
- Discussed 2025 budget with respect to \$29,650 stormwater remediation project and apportioned monthly cost of \$15.67 to every member.
- Multiple member spoke for and against spending reserve funds to pay for the project, which would have reduced the 2025 monthly dues from \$140 to \$125.
- Voice vote kept monthly dues at \$140 for 2025.

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Returned to agenda item 9, Proposed By-Law revisions

- President described the process, which would accept motion to address specific additions, deletions, or revisions to the revisions submitted by the Board for membership consideration
- Once discussion ended for that particular topic, motions would be made to accept or reject the topic under discussion.
- Once all discussion of member topics complete, a vote on the entirety of the proposed By-Law revisions would be taken.
- Many topics discussed and multiple members spoke on particular subjects.
- Flowers motion to eliminate landlord submittal of tenant lease/rental agreements.
 - Motion seconded and carried.
- Flowers motion to require primary tenant name and phone number be submitted to the Association.
 - Motion seconded and carried.
- Flowers motion to delete wording from Article 2, Section 1D.
 - Motion seconded and failed.
- Flowers motion to cap rental units at current 41% threshold.
 - Motion seconded and carried
- President offered membership an opportunity to address any further topics. None offered.
- President motion to approve By-Law revisions approved by the Board and as amended by the membership.
 - Motion seconded and carried.
- President stated the newly approved By-Laws would be recorded post haste with the Brevard County Clerk of the Court.

Unfinished Business

Discussed agenda item 10a, Irrigation System Remediation

- Board recommended up to \$25K from pooled reserves be authorized to remediate the irrigation system.
- Many arguments made both pro and con for the authorization.
 - Flowers motion to authorize the \$25K expenditure
 - Motion seconded and failed
 - President asked was there a lower threshold which the membership would approve.
 - Membership agreed to authorize the expenditure of the \$3,600 in straight-line reserves

President stated agenda items 10b and 10c should not have been placed on the agenda.

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Discussed 3/16/24 annual meeting item regarding the addition of parking stripes in the complex. Handyman was authorized to add the lines, but eventually the Board only added small white stripes in the complex.

Discussed 3/16/24 annual meeting item regarding dumpster enclosures.

- Proposals subsequently received and vendor selected.
- Project put on hold at May 2024 BOD meeting and new dumpsters ordered from city.
- Project delayed again in August 2024 due to vendor injury.
- Project subsequently abandoned.
- Voice vote affirmed membership did not want to authorize funds to build new enclosures.

New Business

Noted agenda item 11b was already discussed under agenda item 9.

Discussed agenda item 11c, new rules and regulations document.

- Proposed visitor parking passes.
 - Voice vote rejected temporary guest parking on streets or grasses via an Association-provided parking pass.
- Discussed 4' vs. 6' white vinyl fences and why 4' not allowed.
 - Voice vote approved erection of 4' white vinyl fences.
- Discussed requirement for opposing fence side 4' gates.
 - Determined that requirement was for lawn maintenance crew access.
 - Determined that any fences should require a 4' rear gate for first responder access via the utility easements.
 - Voice vote approved the elimination of requirement for side gates and implemented a requirement for rear gates.
 - No approved, existing fences will have to be modified to the new rules.
- Discussed owner planting of trees and current state of easement conditions with trees and other landscaping planted throughout the complex
 - Voice vote approved rule to require BOD approval to plant trees on Association or private property.
 - Re-stated right of Association to remove any landscaping not properly authorized by the Board or determined to be a threat to Association property.
- E. Humphrey motion to address officer discounts in By-Laws.
 - President rejected motion as the By-Laws had already been addressed on agenda item 9.
 - E. Humphrey and C. Humphrey did not accept President's decision.
 - President explained that the Rules & Regulations document simply repeated the rules contained in the By-Laws previously approved by the membership on agenda item 9.

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- Humphreys stated President was trying to hide officer discounts in the Rules & Regulations document.
- President reminded Humphrey's they had ample opportunity to bring officer discounts up as an item of discussion during agenda item 9 discussions.
- Heated words from the Humphreys.
- Other members offered support to the President in that he asked twice if membership had any other By-Law topics to discuss before closing discussion prior to the vote.
- Humphrey's left meeting with C. Humphrey shouting slanderous comments at the President and cursing at him as he departed. *[C. Humphrey sent an email of apology shortly afterward, which the President accepted and thanked the Humphreys for their desire to keep the complex in the "best shape possible."]*

Discussed agenda item 11d, Spectrum cable TV contract. No formal vote or actions taken.

Discussed agenda item 11e, state of concrete parking pads. President stated the Board had approved bids to be sought to repair four egregious conditions (1291E, 1289B, 1293A, and 1325A).

- There are 55 other documented issues with the concrete parking pads, and both complex retaining walls need to be repaired.

Discussed agenda item 11f, fencing. Noted incorrect understanding of easements prior to annual meeting notices. Noted development of "easement map" now on website. Noted all fencing non-compliances now documented on quarterly non-compliance report, which was performed on December 26, 2024 and which will be published to the website.

Discussed agenda item 11g, themed inspections.

- Discussed new process and the posting of quarterly inspection results to the website.
- Members can view, via the website, documented issues with their units.
- Only egregious violations, or long-term unremedied properties, will be noticed via US mail.

Noted time running short to 6:00 PM room rental deadline.

Skipped agenda items 11i and 11j.

Noted Announcements, agenda item 11, should have been numbered agenda item 12.

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Discussed agenda item 12a, Account Balance Collection Policy. Stated Association's authority to implement monthly \$25 late fees and an 18% interest charge on outstanding balances. Also stated a process for a leniency request, which one member has already received Board approval to waive late fees and reduce interest charges to only 5%.

Skipped agenda items 12b, 12c, and 12d.

Discussed agenda item 12e, and the desire to form a Fining Committee and the process for fining members for noticed violations.

Skipped agenda item 12f.

Skipped agenda item 12, Open Discussion, which should have been numbered agenda item 13.

Flowers motion to adjourn (should have been numbered agenda item 14).

- Motion seconded and carried.
- Meeting adjourned at 6:00 PM.