

Board Meeting Minutes

February 15, 2025

Meeting held Saturday, February 15, 2025 at:

Titusville Public Library, Conference Center
2121 S. Hopkins Ave.
Titusville, FL 32780

Meeting called to order at 0930 hrs.

Roll call: all Directors present less M. Brandon.

Read 1/8/25 meeting minutes. Flowers motion to approve as published. Motion seconded & carried.

Treasurer report: Reviewed account statement. Announced resignation of bookkeeper. Treasurer to take over HOA Ledger. Paid new attorney \$89 for on-boarding and USPS \$200 for 1-year box rental. Paid Pirana Lawn \$686 for extra mulching work. Reviewed Aging Report and Profit & Loss statement. Hire Sunshine Accounting to prepare annual combined financial report. Announced \$375 tree removal permit cost. Paid Hostinger \$120 for 2-year website hosting of msahoa.com domain. Paid \$6,000 for tree removal & \$300 for certified arborist report.

President's report: Announced 2025 dues at \$140 per month – again. Reasserted Billing & Collections Policy. Announced Renshaw resignation effective 3/1/25. Annual Sunbiz report filed. Announced “Tow-Away” signs posted on property; C&L Towing has exclusive contract; President only person authorized to issue a tow order with C&L. Easement violation notice going out to all members

Unfinished Business

- Revisited process of themed compliance inspections. No Inspectors beyond front parking pads, and only within easements in backyard. No notices put on cars or on doors. Will focus on easement violations in 1Q25. Posting of Master Non-Compliance Matrix on webpage.
- Revisited irrigation system remediation & \$3600 approved for effort at annual meeting.
- Stormwater remediation update: await AT&T to reroute comm lines and Noble Const. to address shallow burial of water lines.
- Received 2 violation notices from TPD Code Enforcement for unpermitted tree removals. Submitted required Tree Mitigation Plan to city on 1/28/25. Plan approved. Have 1-year from tree removal permit to get 4 new trees planted. Permit cost is \$375.
- Determined Clayton Humphrey filed the complaint against the HOA, which is evidence that he does not have HOA's fiduciary interests at heart. Noted C. Humphrey's slanderous and vulgar comments at the January 18, 2025 annual meeting toward the President. Renshaw motion to bar C. Humphrey from serving on the Board or on any

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committee should he ever become a member and from attending any Association meetings for a period of one year. Motion seconded & carried. C. Humphrey barred from any HOA meetings from February 16, 2025 to February 15, 2026

- Addressed concrete damages in complex. List compiled of all Association concrete damages, which includes west retaining wall and north 1281 row wall. 4 deemed high liability. Noted survey or site plans needed to determine west retaining wall ownership. 3 bids received with Coomer Concrete the lowest. Aguilera motion to accept Coomer Concrete bid of \$16.5K to repair 4 areas. Motion seconded & carried.
- Noted 2025 Spectrum monthly cost at \$10,427.89 vs. 2024 cost at \$9,568.80. President negotiating with Spectrum for a \$56 per month fee for digital streaming TV and Spectrum Ultra 600 internet. Await feedback from Spectrum.
- Flowers motion to accept Unfinished Business. Motion seconded & carried.

New Business

- Announced President now owns msahoa.com domain, not A. DeLoach.
- President unable to convince 3 people to form a Fining Committee.
- Flowers motion to approve \$1600 for removal of 13 stumps (Freedom Stump Grinding). Motion seconded and carried.
- Flowers motion to update collections policy with respect to estoppel preparation fees (\$25), Intent to Lien fees (\$75), and Claim of Lien fees (\$175). Motion seconded and carried.
- Reviewed 1281H account. Flowers to file a Claim of Lien.
- Addressed Marketable Record Title Act (MRTA) review [720.3032 and By-Laws, Article 6.1.F]. No HOA actions necessary.
- City to clear property on south side of south complex fence in 1st quarter of 2025
- President visited with requests to: 1) clear land south of complex, and 2) obtain a long-term, low-cost lease of city property for Association use
- President to request City Manager to provide tree removal permit exception within utility easements
- 1287I paver installation request (backyard behind 6' fence) approved
- 1287D request for 4' white vinyl fence approved
- 1291B request for 6' white vinyl fence approved
- 1281F request for 6' white vinyl fence approved
- Flowers motion to authorize up to \$700 to President to buy materials to build jig, high-vis yellow paint, painting accessories, and letter stencils to paint parking stripes within the complex. Motion seconded & carried. President will build the jig
- President investigation of City's responsibility to maintain our streets since there is no millage rate difference on unit owner taxes to other city residents
- Announced transfer of nearly all Association records from President to Secretary on 2/2/25. Secretary is now receiving credit for total amount of dues.

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- President had waived any discounts allowed as Acting Treasurer; Will start taking discount on 4/1/25 with Bookkeeper notice
- President has retained maintenance of Master Roll, Master Non-Compliance List, and the following records: contracts, irrigation system, legal counsel, property, and taxes.
- Announced creation of property list. Discussed tool investment for homeowner property/landscaping maintenance such as pressure washer, pruning saw, hedge trimmers
- 2 printers to be excessed – HP Officejet 6978 (won't print) and HP Deskjet 2755 (out-of-ink)
- Renshaw motion to update Rules & Regulations document to allow black storm doors, clarify 350.03 to state no RVs, commercial trucks, oversized vehicles, flatbed trailers
- Flowers action to update & post "Welcome Kit" material to webpage
- New estoppel form developed and added to webpage. Treasurer to manage estoppel certificates.
- Flowers action to develop or revise Board Candidacy form, Violation Notice, and New Owner/Tenant forms.
- Flowers motion to accept New Business. Motion seconded & carried.

Announcements

- Association has obtained new legal counsel, Arias/Bosinger Law
- Reported 72 attendees at annual meeting with submitted DVCs and proxies – Actual count was 69 as 2 DVCs were and 1 Proxy was invalid; Need to take more time to validate late paperwork submittals prior to annual meeting Call to Order. Need a 40-minute registration period and 10-minute verification period prior to annual meeting call-to-order
- Announced 2 board vacancies and 1 Officer vacancy.
 - Aguilera motion to elect Flowers as Treasurer. Motion seconded & carried.
 - Flowers motion for David Dozier to fill one board vacancy. Motion seconded & carried.
- Landlords/tenants capped at 64 of our 157 units in revised By-Laws
- Revised By-Laws recorded with Clerk of Court

Flowers motion to adjourn. Motion seconded & carried. Meeting adjourned at 1157 hrs.