

Board Meeting Minutes

March 15, 2025

Meeting held Saturday, March 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

Read 2/15/25 meeting minutes. Flowers motion to approve as published. Motion seconded & carried.

Treasurer report:

- a. Mary Harvey resigned as bookkeeper as of March 31, 2025. David Flowers will assume ledger responsibilities as the Treasurer. Will be saving \$300 payment and \$65.00 expense for online Quickbooks subscription
- b. \$3000 to Pirana Lawn; \$1600 to Freedom Stump Grinding (13 stumps); \$894.95 to the City of Titusville for permits; \$7.90 to A-1 Locksmith; \$98.33 to the Brevard Clerk of Court for By-Laws recording; \$18.50 to the Brevard Clerk of Court for By-Laws Claim of Lien on 1281H
- c. 1281H lien payment due March 22, 2025 or it will go to collections
- d. D. Flowers asked if anyone have any objections/questions about him taking over for Mary Harvey with no objections/questions.

President's report:

- a. D. Flowers to sell 1287D. Once sold, Flowers has to resign.
- b. Rules & Regulations document updated and up on the Web
- c. Mark Fantino, 1341H, has passed, along with owners of 1289B, 1325A, and 1289-B also passed away.
- d. No one but Flowers or Brandon should approach members regarding issues in the complex.

Unfinished Business

- a. Revised By-Laws distributed.
- b. Association to start charging homeowners for mailings. We have 99 people who have emails on file. Hand deliveries allowed, but we have to have a signature on a hand receipt. We will not leave official notifications on member's doors. Notifications only via email or US mail.
- c. Themed inspections performed quarterly. Will provide notice prior to conduct.
- d. Estoppels will be put in the owner's home paperwork. No existing permanent structures to be torn down, but will have to be remediated prior to sell.

Board Meeting Minutes

March 15, 2025

- e. Irrigation system remediation is ongoing.
- f. Stormwater remediation update: Noble Construction detected AT&T lines buried in the catchment basin. Awaiting resolution.
- g. Easement Violation Notices: The association owns no easements. Members are responsible for easement upkeep and configuration.
- h. Tree removals: Paid \$375 for tree removal permit and will have to purchase 4 new trees at ~\$900 per tree.
- i. Concrete parking pad repairs: The permit was pulled. It cost 2.5% of the overall work (\$645).
- j. Spectrum contract: 31 replies out of the 158 units; Only 7 against new contract; Flowers motion to leave the current contract in place through April 2027; Heppler second, motion carried.
- k. Parking stripes and lettering have not been done yet
- l. The welcome kit and the rules and regulation have been updated.
- m. Landlords only need to give the name and phone number of the tenant who will be living in the unit.
- n. Flowers motion to accept unfinished business, Aquilera second, motion carried.

New Business

- a. ARC Requests
 - i. 1283I Arbor & window flower boxes – no on arbor in front but yes on flowers
 - ii. 1305A Squirrel Cage: Flowers motion to approve, Aguilera second, totion carried.
 - iii. 1293D pavers and rocks, requested plan submittal with no objections to proceed.
- b. Correspondence: Easement violation notice and request for fining committee members to be distributed.
- c. No more invoices to be sent to members as a reminder to pay dues. Members in arrears by 45+ days will receive notices.
- d. Flowers motion to accept new business, Heppler second, motion carried

Announcements: None

Adjourned at 11:04 AM.