

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-LawsClaim 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.

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- 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, motion 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.