



Board Meeting Minutes

Date: Saturday, April 26, 2025

Time: 9:30 AM

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

Meeting called to order at 09:30 am.

Roll call: All 7 directors present.

Reminder that statute 720.3033 requires all directors to complete DBPR training within 90 days of election. President requested declarations per 720.3033 be submitted.

3/24/25 minutes approved with President to perform minor edits and to post to website.

Treasurer's Report:

- Reviewed Profit & Loss sheet
- \$785 per month still going into street reserves account

Unfinished Business:

- Will perform quarterly compliance inspections first week of May
- Irrigation system remediation: Kevin Wright has been rehired and is moving forward with the sprinkler lines. He provided the President with a detailed accounting of the status and has already repaired a number of issues. \$3,600 authorized from the irrigation reserves at the annual meeting has been spent. The sprinkler controller needs to be reprogrammed. President has the manual and will attempt to do it.
- Mr. Wright paid \$300 for tree trimming and roof repair at 1285J.
- No one can landscape in the common areas and in the easements with BOD permission. We await irrigation system repairs before purchasing 4 canopy trees. M. Brandon mentioned her ability to facilitate the purchase.
- area. \$900.00 dollars for the trees will not buy them till the water system is working.
- Flowers motion to authorize an additional \$2,500 for irrigation remediation. Aguilera second. Motion passed 8-0.
- Stormwater Remediation: Noble Construction damaged reclaimed water supply line. Noble to re-route and repair.



- Mentioned estoppel fee of \$25 and policy posting on website.
- Reported a terroristic threat to Titusville Police Department after a resident made a Facebook threat to burn our place down.
- Discussed further concrete repair needs, which is mostly grinding down raised lips throughout the complex.
- May compliance inspections to focus on trees in front easements. The owners will be responsible for the cost of tree removals.
- Parking stripes and lettering- nothing done yet. Discussed location fo parking stripes. Aguilera motion to paint stripes at shared walls. Marshall second. Motion passed 6-0 with Flowers' abstaining.

New Business

- Flowers to obtain 1283A parking pad repair quotes.
- Mentioned rental cap of 41% . We are at 62 of 64 allowed landlords.
- Lawn service property damage: If there is damage on property, Pirana will be responsible for the repair.
- 1281H Collections: HOA agreed to wait on contacting attorney.
- Discussed 1317H leniency on dues. Has until July 31st, 2025 to submit payment plan. No late fees to be charged and only 5% interest until then. Flowers motion to grant leniency. Brandon second. Motion passed 7-0.
- Board Vacancy: Marshall nominated Margie Smith (1309E) for board membership. Dozier second. Motion passed 7-0.
- President announced intent to sell unit 1287D. Once sold, he can no longer be on the board. Flowers attempting to obtain CAM license. Flowers agreed to submit property management proposal to board.
- Flowers motion to accept new business. Heppler second. Motion passed 8-0.

Non-Agenda Items

- Smith motion to obtain an outside bookkeeper. Brnason second. Motion failed 2-6.
- Discussed flag restrictions. Association has no restrictions.
- Discussed terminating individual lawn service for those with gated backyards. Agreed to table discussions.

No member statements.

No announcements.

Meeting adjourned at 11:35 am.