



Board Meeting Minutes

Date: Saturday, May 24, 2025

Time: 9:30 AM

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

Meeting called to order at 0930.

All Directors present less Aguilera.

Approved 4/26/25 minutes.

Treasurer Report: Reviewed Aging Report with regard to those members significantly in arrears. Reviewed April 2025 Profit & Loss statement and balance sheet. Reported payments to vendors.

President Report: Reported 3 expenditures for reimbursement (\$7.90, A-1 Locksmith; \$245.46 Lowes (paint supplies); \$189.82, Lowes (irrigation supplies))

Unfinished Business

Completed quarterly compliance inspections on May 4, 2025. Updated non-compliance list and posted to website on 5/23/25. 22 violations produced: 1 for structural cracking, 16 for landscaping/easement violations, 3 for alteration of the rear drainage channels, 1 for tree limbs threatening neighbor's roof and 1 for 1283H tenant nuisance behavior.

Discussed irrigation system remediation. \$189.82 at Lowes for rotators, couplings, sprinklers, caps, & glue. Authorized Donaldson Irrigation up to 6 hours to assess condition of system. Donaldson Irrigation repaired northeast system damage from Noble Construction. Added 1 solenoid valve with new plumbing and a local timer. Conflicting information regarding local decoders and control panel. Kevin Wright working to clean solenoid valves and locate & test sprinklers. President to update irrigation map to reflect location of all sprinklers.

Stormwater remediation update: Noble 95% complete. Catchment basin re-configured. Irrigation plumbing repaired. Area re-sodded. Await city inspection, fence installation, and cover installation on drain pipe. Expect to pay remaining \$15K upon completion of all work.



Concrete repairs: Need to identify lips in concrete greater than ½" and have all ground down to address liability issues.

Parking stripes and lettering: \$245.46, Materials purchased from Lowes (paint, rollers, handle, pans & lines, 1x4 slats, and hinges). 5 gal paint jug in shed with pan & liners. Striping jig manufactured. Will start painting stripes after 5/26.

1283A parking pad repair: 1 estimate received for \$4K.

1321G Leniency: Requested owner deliver their plan for repayment. Will review at June BOD meeting.

1281H Collections (due by 2/11/26).

Heppler motion to accept unfinished business. Brandon 2nd. Motion passed 7-0.

New Business

Discussed exterior vs. interior pest control. Orange pest control provide bid of \$300 for monthly pest control. Question as to whether we want to terminate interior pest control.

Mowing service in fenced yards. Recommend we uniquely designate those fenced backyards to be mowed and ensure mowing crew has access. May have to demolish some owners fences.

Unique review of all 22 violation notices. President to action to re-write violation language, share revised language with all directors, and then distribute notices once approved.

Approved 1287D owner request for yard light and hedges on Association property.

Approved 1287C landscaping on association property.

Discussed 1283H tenant violation and TPD report against tenant on trespass.

Flowers motion to accept new business. Brandon 2nd. Motion passed 7-0.

Spectrum Presentation: Jose Selva presented the digital TV streaming and Spectrum Ultra 600 internet. Base price \$46 per unit with 5% escalation each January over 85 months. J. Selva to send contract proposal to president who will distribute to all directors.



No member statements made.

Upcoming board meetings on June 14, July 19, and August 16. All at Library at 0930.

Dozier motion to adjourn. Flowers 2nd. Meeting adjourned at 1205.