



Meeting Minutes, June 14, 2025

Date: Saturday, June 14, 2025, Time: 0:930 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 Directors present less Brandon. Quorum met.

Read 5/24/25 minutes. Flowers motion to accept. Motion passed 7-0. Decided only the official minutes are to be posted on the website.

Flowers provided the Treasurer's report. Of note is \$14,695 stormwater payment coming due in near future. President reimbursed \$481.46 for painting & irrigation supplies. \$358.49 payment to Get Wright for irrigation work and 1285A shingle repairs caused by Association trees.

Flowers provided the President's report. Contacted 5 pavement companies to get estimates for complex street repaving. Based on 145K ft², it would likely cost the Association~\$550K to repave our streets. Association loaned 1283E unit owner \$900 for tree removal services and is being repaid at 5% interest.

Unfinished Business

1. Spectrum cable has offered the members digital TV streaming and 600 bps internet for \$46 a month per member. We are currently paying \$66.42 dollars a month per unit. The President recommended the Board reject the offer based on potential uncontrolled cost increases and noted the current contract is up in April of 2027. Flowers motion to reject the contract proposal. Aguilera 2nd. Offer rejected 7-0.
2. Irrigation system remediation: Flowers read aloud a letter from the 1287E homeowner. BOD noted it pays \$64.70 a month for access to the reclaim water system. Kevin Wright has been working to fix broken pipes, bad sprinkler heads, and more.
3. Parking lines were painted on a number of units along Entrance 1 & 2. Discussed paying a member to pain the rest of the complex.
4. Noted estimate of \$4000 to repair 1283A parking pad, Issue tabled for later discussion.



5. Discussed Association provision of exterior pest control. Discussed current payment of \$300 per month for interior pest control service. Flowers motion to add \$300 per month cost for exterior pest control service. Aguilera 2nd. Motion passed 7-0.
 6. Discussed complaints with Pirana lawn service. Noted excellent relationship between Pirana and past President Seger, who serves as Association intermediary with Pirana. Discussed Association provision of lawn service for members with fenced yards. Noted President has been seeking proposals from a number of landscaping companies.
 7. Discussed 1321G and 1317H leniency. Member repayment plan now due end of August 2025 for both.
 8. Discussed 1281H collections. Association must submit collections to attorney by February 11, 2026.
- Flowers motion to accept unfinished business. Heppler 2nd. Passed 7-0.

New Business

1. Discussed need for a fining committee. For those members who fail to address their maintenance non-compliances, the BOD can hire a worker to do the work at a fair and reasonable rate. The BOD concluded that \$25 per hour met that standard. Discussed a fee for a nuisance maintenance charge. The BOD concluded that \$60 per hour was fair & reasonable to address nuisance non-compliances. Flowers motion to approve these fees. Aguilera 2nd. Motion passed 7-0.
2. 1283I nuisance violation read aloud. Noted member's nuisance behavior, numerous violations, and threats toward the complex and a board member. Noted a \$100 damage inspection fee if found watering lawn on any day other than Wednesday and or Saturday – per incident.
3. President asked the Directors to think about 2026 budget items.
4. Discussed the possibility of electronic voting in 2026.
5. Discussed conducting meetings via Zoom or Microsoft Teams. Will hold off for now based on cost.

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

No member statements. No announcements.

Flowers motion to adjourn. Taute 2nd. Meeting adjourned at 11:06 AM.