



Board Meeting Minutes

Date: Saturday, July 19, 2025

Time: 9:30 AM

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

Meeting called to order at 9:30 am.

Roll call: 4 Directors present, quorum met. Aguilera, Brandon, Flowers, and Heppler present.

Flowers motion to accept minutes of June 14, 2025 BOD meeting. Brandon 2nd. Motion passed.

Treasurer's Report: \$375 & \$300 paid to Get Wright Property care for irrigation services; \$2500 paid to Jack of All Trees for tree services; \$3000 to Pirana for mowing; and \$275 to Charles Putnam (1341C) for parking stripe painting

VP Report: Brandon reported passing of Bridgette in 1283B.

President's Report:

- Contacted 5 paving companies and one made a site visit. Recommended not reasphalting as new asphalt would be cracked and busted within two years due to the underlying expansion joints in the concrete. Flowers to take pictures of existing damages and obtain quotes for repair.
- Discussed Aging Report and stated all members in arrears > 45 days will receive either an e-mail or notice via US mail.

Unfinished Business

- Irrigation System Remediation: Kevin Wright working to remediate system. Summary of actions taken posted to the website.
- Stormwater Remediation: No changes from last month. Await invoice for final payment. Expect increase due to Donaldson irrigation sub-contractor installation of new hardware on Zone 42. We will likely offer to pay half Noble was in breach of the contract due to their failure to obtain our concurrence to proceed with the extra work. If Noble does not agree, we will manage the repercussions.



- Parking stripes mostly completed. Will obtain additional paint and complete the striping. Purchase of stencils for unit lettering tabled.
- 1283A parking pad repair discussion tabled.
- Orange Pest Control is now providing exterior pest control for \$300 per month.
- Pirana Lawn Care contract ends in October 2025. BOD is seeking new proposals and evaluating ending lawn service within gated yards. Flowers to seek member feedback.
- 1321G and 1317H leniency until August 31, 2025, at which time a repayment plan must be submitted to the Board for approval.
- 1281H collections must be initiated by 2/11/26.
- Flowers motion to approve Unfinished Business. Aguilera 2nd. Motion approved.

New Business

- Seeking new lawn service proposals.
- Complaints were made about the minutes not being available earlier. Addressed a new process to post them as early as possible.
- Complaints made about cars not stopping at stop signs and speeding through the complex. BOD recognized limitations since there is no Fining Committee.
- Asked about tree in 1293A front easement. Flowers action to resolve.
- Flowers motion to accept New Business. Heppler 2nd. Motion passed.

No member statements.

Discussed possibility of adding a “For Sale” sign on commons area adjacent to SR50, where homeowners could advertise their property for sale. Flowers to investigate.

Meeting adjourned at 10:30 am.