



Board Meeting Minutes

Date: Saturday, August 16, 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.

Conducted roll call. All directors present less Taute. Quorum met.

Reviewed July 19, 2025, minutes. One edit to correct 1283D to 1283B. Minutes approved.

Treasurer's Report:

- Reviewed Aging Report. Noted 1317H resident on leniency program made a \$1000 payment.
- Discussed reserve accounts. Noted all money in irrigation reserves has been spent.
- Noted \$795 each month goes into "streets" reserve account.
- Paid Noble Construction a final payment of \$16,295.60, which was more than the \$14,695.60 left on the contract. The additional \$1600 was for Donaldson Irrigation's efforts to: 1) move the main reclaimed water line, 2) install a new Zone 42 irrigation system, local timer, and solenoid valve complex, and 3) 3 hours to diagnose issues with our main irrigation system controller. The violations are now closed with the City.
- Noted 2 payments to Get Wright Property Care for landscaping and irrigation services, and 1 to Susan Seger for landscaping.
- President purchased 3 local timers and 3 concrete bags from Lowes.

President's Report:

- Stormwater remediation project is complete.
- Noted proposal for concrete repair at 1283A/B.
- Noted talk with 1283D renter and the amount of trash being placed in Dumpster 4. President spoke with owner landlord to ensure incident will not be repeated. Noted cost of \$128 to the Association for an extra dumpster pick-up by the City.
- Noted 1305C is being sold.



Unfinished Business:

- Irrigation system remediation: President proposed we purchase local timer controllers for all 42 sprinkler zones in the complex. We understand the cost of this effort to get our irrigation system working. In order to get the master controller working, we would have to hire a professional to diagnose and remediate the system. Local companies charge \$125, \$165, and \$179 per hour. Noted we are paying K. Wright \$25 per hour to work on our irrigation system. Controllers cost \$64.50 apiece, concrete is \$7 per bag, and we need 135 AA batteries. Flowers motion to approve \$4500 to purchase all hardware. Motion passed.
- Discussed patching and repair of our asphalt streets. Topic tabled.
- Parking lot striping is on hold for additional paint.
- Discussed 1283A concrete parking pad repair proposal. Director Smith suggested the Association assume responsibility for the work and all agreed. Flowers motion to approve \$9000, of which the unit owner of 1283A will pay \$1300 for the sidewalk portion. Motion passed.
- Lawn Service: BOD recommends the new lawn service provider to not mow fenced-in backyards to eliminate access and Association issues. Flowers motion to approve. Motion passed.
 - 2026 budget based on a \$2200 per month contract with "Too Tall Lawn Care," which is \$800 less than what we currently pay Pirana Lawn Care. Flowers action to develop contract for "Too Tall" to sign.
 - East Coast Landscaping & Design submitted a \$2500 per month bid.
 - Pirana has yet to submit a bid.
 - The President had requested at least 10 other lawn service companies to submit a proposal, which none did.
- Discussed 2026 Operating Budget.
 - We currently pay \$66.42 per month, per owner to Spectrum for basic cable. The 2026 estimate is \$74.14.
 - Small increases estimated in waste collection, FPL power, and reclaimed water.
 - Lawn care bill to decrease by \$800 per month.
 - 631 Management Services line item at \$600 per month for property management services.
 - \$300 per month added for exterior pest control and \$300 per month for interior pest control services will continue.
 - Estimated \$2500 for legal services.
 - Budget Adoption meeting to be held on 9/20/25 at the Library.
 - Flowers motion to approve 2026 operating budget. Motion passed.
 - 2026 dues will again be \$140 per month.

Meadows South

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- President noted a check for \$90.42 sent to the IRS under certified mail threat to seize Association property. President had already paid the 2024 taxes and has a confirmation # for the expense. President to work to get this \$90.42 reimbursed.
- Noted loan policy for member, small home improvements.
- Flowers motion to accept Unfinished Business. Motion passed.

New Business: Noted 2026 lawn service and operating budget previously addressed.

Announcements

- Next month's meeting moved to 9/20 to accommodate 30-day budget adoption meeting notice
- Wire3 fixing to start laying fiber within our complex. Once completed, all owners will have the option to get very fast internet for \$50/m. Wire3 wants to have an on-site activity and invite all homeowners to visit.

Meeting adjourned at 10:37 am.