



Board Meeting Minutes

Date: Saturday, September 20, 2025

Time: 9:30 AM

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

Agenda

- 1) Meeting called to order at 9:30 am
- 2) Roll Call conducted. All directors present. Quorum met.
- 3) President requested edit inputs to published 8/16/25 minutes. None presented. Flowers motion to forego reading of the minutes and approve. Motion carried.
- 4) Discussed the proposed 2026 Budget. Flowers motion to accept. Motion carried. Adopted budget to be distributed with annual meeting notice.
- 5) Officer Reports
 - a. Treasurer provided summary of revenues and expenditures.
 - b. Secretary, no statement provided.
 - c. Vice-President, no statement provided.
 - d. President addressed completion of 1283A/B concrete work and ongoing irrigation system remediation.
- 6) Unfinished Business
 - a. Irrigation System Remediation: Reported 4 local timers purchased and installed. Worked on updating webpage summary of 2026 work completed.
 - b. Addressed completion of 1283A/B parking pad repair effort by Ken Anson Concrete.Flowers motion to accept unfinished business. Motion carried.
- 7) New Business
 - a. Discussed bring back recycle bins to community. Pros and cons addressed. President agreed to request dumpsters to be emptied 4 days a week instead of just 3.Flowers motion to not return recycle bins to complex and request 4-day-a-week pickup by the city. Motion passed.
- 8) Tabled Items
 - a. 1321G Leniency: Discussed member situation and agreed to extend leniency through December 31, 2025, and no longer.
 - b. 1317H Leniency: Discussed member situation and agreed to extend leniency through November 30, 2025, and no longer.



- c. 1281H Collections: Noted collections must start by 2/11/26. President agreed to deliver e-mail to all Directors summarizing 1281H member account history and actions taken to date.
- d. Parking Stripes & Lettering: A few units still need parking stripes. Lettering discussion tabled.
- e. Asphalt Repairs: Action to prioritize damages to be repaired.
- f. "For Sale" Sign along SR50: President to seek a proposal from a local vendor.
- 9) Member Statements: No statements offered.
- 10) Action Item Review: No updates.
- 11) Announcements
 - a. 2026 Annual Meeting to be held January 17, 2026, from 9:00 am to 1200 noon at the North Brevard Senior Center, 909 Lane Avenue.
 - b. Seeking suggested amendments to our governing documents at the October BOD meeting.
 - c. 1st notice for 1/17/26 annual meeting to be mailed by 11/16/25. Notice will request BOD candidates and agenda items,
 - d. President recommended use of *Letter Stream* for mass mailings
 - e. Looking to switch banking institutions to allow ACH payments
 - f. Next meeting is October 18, 2025, at 9:30 am at the North Brevard Public Library.
- 12) Meeting adjourned at 10:29 am.