



## Board Meeting Minutes

**Date:** Saturday, October 18, 2025

**Time:** 9:30 AM

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

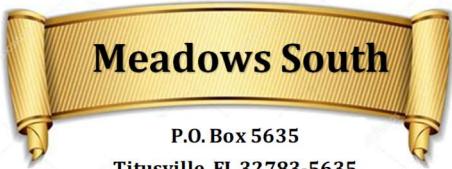
### Agenda

- 1) Meeting called to order at 09:26 am
- 2) Roll call conducted: Dozier, Flowers, Heppler, Marshall, and Taute in attendance – quorum met
- 3) Flowers motion **to accept 9/20/25 minutes as published**, Marshall 2<sup>nd</sup>, Approved 5-0
- 4) **Officer Reports**
  - a. Treasurer:
    1. \$7,900 transfer from reserves to checking and \$7,880 payment to Anson Concrete for 1283A/B work
    2. \$2200 to Too Tall Lawn Care
    3. \$10,427.49 to Spectrum
    4. \$1,300 member loan to M. Brandon for concrete repair.
  - b. President:
    1. Noted felled stop sign at 1<sup>st</sup> street and south road, action taken to repair
    2. Signed contract with Too Tall Lawn Care for landscaping services
    3. Noted pipe damage at 1295C
    4. Reported repair of Entrance 2 bulletin board
    5. Noted numerous complaints of unleashed dogs and feces in common areas & private property due to 1283I owner
    6. Reported 12 of 41 local sprinkler zone timers installed
    7. Investigated pricing of tooling necessary to grind concrete “lips” in complex; Flowers motion **to approve \$750 for generator, angle grinder, and blade from Harbor Freight to grind down “lips” in complex concrete and up to 6 hours of labor at \$25 per hour**, Taute 2<sup>nd</sup>, Approved 5-0
- 5) Unfinished Business
  - a. Irrigation System Remediation
    1. Reported 12 of 41 zones now regularly working
    2. Will remove ACC master control panel and securely store
    3. Noted broken pipe at 1295C to be repaired

# Meadows South

P.O. Box 5635  
Titusville, FL 32783-5635  
[www.msahoa.com](http://www.msahoa.com)

4. Noted cap installation on broken tap at 1317
- b. Flowers motion **to accept unfinished business**, Heppler 2<sup>nd</sup>, Approved 5-0
- 6) New Business
  - a. Discussed purchase of "For Sale" sign; Flowers motion **to approve purchase of For Sale at \$650 plus tax**, Marshall 2<sup>nd</sup>, Approved 3-2 with Heppler & Taute dissent.
  - b. Discussed repeated dumping of unapproved items in and around Dumpster 4, and hauling charges; Flowers motion **to approve purchase of trail camera for surveillance of Dumpster 4 for the purposes of identifying members dumping bulk items at Dumpster 4**, Marshall 2<sup>nd</sup>, Approved 5-0
  - c. Discussed 1281H collections.
  - d. Discussed missing "Stop Sign" at Street 1 and Back Road, action taken to replace.
  - e. Discussed Governing Document revisions.
    1. Flowers motion **to delete Article 2, Section 1D (basic cable contract) from By-Laws**, Heppler 2<sup>nd</sup>, Approved 5-0.
    2. Flowers motion **to amend By-Laws, Article V, Section 1A, to state Board of Directors to consist of 7 Directors, not 2 to 8, with 2-year terms, with alternating election cycles, i.e. three in one year, then four the next**, Heppler 2<sup>nd</sup>, Approved 5-0.
  - f. Complex Lighting
- 7) Tabled Items
  - a. No discussion of 1321G Leniency (Extended through 12/31/25)
  - b. Discussed 1317H Leniency (Extended through 11/30/25)
  - c. Discussed completion of parking stripe painting
  - d. No discussion of Asphalt Repairs
- 8) No member statements offered.
- 9) Announcements
  - a. Next BOD meeting on 11/15 at the Library
  - b. 2026 Annual Meeting now 1/24/26 at the NBSC, 0900-1200
    1. 1<sup>st</sup> notice to be sent by 11/25/25 with request for Director candidates
    2. Receive director nominations by 12/10/25
    3. 2<sup>nd</sup> notice by 1/10/26
- 10) Actions Taken:
  - a. President to replace stop sign at Entrance 1 and south street.
  - b. President to repair reclaimed water pipe damage at 1295C.
  - c. President to remove ACC control panel and securely store.
  - d. President to investigate additional street lighting along 1283 with FPL.
  - e. President to schedule completion of parking stripe painting in complex.
  - f. President to send 1281H collections package to AriasBosinger Law.
  - g. President to purchase and install Dumpster 4 camera.



## Meadows South

P.O. Box 5635  
Titusville, FL 32783-5635  
[www.msahoa.com](http://www.msahoa.com)

- h. President to purchase grinding tooling & generator from Harbor Freight and schedule grinding work.
- 11) Flowers motion ***to adjourn***, Marshall 2<sup>nd</sup>, meeting adjourned at 10:31 am.