

The Meadows South Association, Inc.

www.msahoa.com

BOD Meeting Minutes

Date: Saturday, February 21, 2026

Time: 9:30 AM

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

Meeting

Called to Order at 0930 hours. Director roll call conducted: Aguilera, Brandon, Dozier, Flowers, Heppler, Marshall, and Taute present. Quorum met.

Agenda Items

1. Flowers presented December 2025/January 2026 Manager's Report. No significant discussion.
2. Billing & Collections Policy Update – Reviewed proposed changes. Flowers motion to adopt, Brandon 2nd, motion passed 7-0.
3. Collections Status: Flowers presented summary of collection activities beyond January Manager's Report. No significant discussion.
4. Irrigation Status: Flowers presented current status and forward plan. Stated focus was to ensure good water pressure is being delivered to the common areas and building fronts. Then focus and building rear zones. Then assess sprinkler placements and coverage aspects.
5. New Spectrum Contract: Directors discussed implementation timeline and equipment pick-up, drop-off, and set-up responsibilities. No decisions made.
6. Purchase & Planting of 4 Canopy Trees: M. Brandon took an action to coordinate acquisition and planting of the four new canopy trees. Board will have to authorize the unique expenditure.
7. 1325F Fence: Flowers motion to approve 6' white vinyl fence installation at 1325F, Marshall 2nd, motion passed 7-0.

The Meadows South Association, Inc.

www.msahoa.com

8. 1315/1333 Fences: Discussed homeowner fences along south perimeter Association fence. President presented status of compliant and non-compliant fences. Flowers motion to approve fence installations at 1315D, 1315F, 1315G, 1315H, 1333C, 1333D, 1333H, and 1333J. Marshall 2nd, motion passed 7-0.
9. Additional Concrete Slabs at Sprinkler Solenoid Valve (SV) Complexes: Discussed budget to install additional slabs and enclosures. Board agreed to proceed with installations on front common area SV complexes.
10. Actions & Issues Review
 - a) Discussed 1293F owner/landlord capability.
 - b) Discussed ability to allow some car repair activities on the premises. Developed the requirements set for Board approval of owner-requested permission to conduct repairs. Will have to add to next BOD agenda prior to publication.
11. Flowers motion to adjourn, Aguilera 2nd, motion passed 7-0. Meeting adjourned at 1053.

631 Management Services LLC

Arthur D. Flowers

Association CAM