

# The Meadows South Association, Inc.

www.msahoa.com

## BOD Meeting Minutes

**Date:** Saturday, April 11, 2026

**Time:** 9:30 AM

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

Meeting called to order at 09:30 am.

Quorum met, Directors Aguilera, Dozier, Flowers, Heppler, and Taute (via web) present.

Flowers motion to approve 3/21 BOD minutes. Aguilera 2<sup>nd</sup>. Motion passed 5-0.

Flowers presented March 2026 Manager's Report. Reviewed highlights and discussed collections status.

Broke with agenda to discuss 1329H unit owner's issue with receipt of Violation Notice VN26-0062, which documented the erection of a berm in the rear easement and unapproved landscaping in said easement. The owner presented the Board with a demand letter for specific information and threatened legal action if the violation notice was not rescinded. The President agreed to investigate the claims regarding statute of limitations and to reply to the demand letter. The President reminded the unit owner that any the losing party in any member-HOA legal action is liable to pay the attorney costs of the winning party.

Discussed April collections actions to date. Unit 1281I has paid its account in full. 1317H to be charged the Claim of Lien fee if account not paid-in-full by 4/16/26. 1317C made the agreed-to April 2026 payment to delay any Claim of Lien filing. Tabled the decision on forward action regarding 1321G account in arrears.

Discussed architectural approvals.

1. There are 50 fences in the Meadows South complex with only 6 approved by the Association. 54 fences have been noticed for being

## **The Meadows South Association, Inc.**

[www.msahoa.com](http://www.msahoa.com)

installed without Association approval and a number for additional non-compliances. Of the 54 unapproved fences, 26 were recommended for approval as-is. Flowers motion to approve the 26 fences and to put a record of approval within the unit files. Aguilera 2<sup>nd</sup>. Motion passed 5-0.

2. 3 rear walls have been noticed for using Hardee board instead of stucco. Flowers motion to approve the 3 rear walls and to put a record of approval within the unit files. Aguilera 2<sup>nd</sup>. Motion passed 5-0.
3. 5 pergolas in owner's rear yards have been noticed for being erected without Association approval. Flowers motion to accept 4 of the 5 and to put a record of approval within the unit files. Aguilera 2<sup>nd</sup>. Motion passed 5-0.

**Addressed agenda item 6 – Association maintenance of the north walls of buildings 1291, 1305, 1317, 1325, and 1337.** Flowers stated this item should be tabled to a later discussion based on expert opinions that the Association should not assume such maintenance without it being approved by the membership and being properly recorded in the Association's governing documents. Board members agreed to table this item to a later meeting.

**Addressed agenda item 7 – Maintenance easements.** Flowers reported the Brevard County municode specifically grants a 5' easement to owners of zero-lot-line properties to access their neighbor's property to perform maintenance of homeowner property. This ordinance has been included on our website ([www.msahoa.com](http://www.msahoa.com)) on the governing documents webpage. Board discussed homeowner liability when accessing another owner's property to perform maintenance of their own property. Flowers presented the list of all 72 "party walls" in the complex and agreed to publish the list to the website. Discussion followed as to which owner is responsible for what wall, which is documented on the "party wall" list. Flowers recommended this county ordinance be adopted into our Deed of Restrictions and any amendment of our Deed of Restrictions be table to a later meeting. Board members agreed to table this item to a later meeting.

**Discussed agenda item 8 – Non-Compliances and Violations.** The president noted an overwhelming positive response from the membership in addressing the documented non-compliances and violations. President reported that 82 violation notices were distributed to the membership. It was

## **The Meadows South Association, Inc.**

[www.msahoa.com](http://www.msahoa.com)

noted that a meeting of the Fining Committee will be needed on May 9, 2026 to address violations which have already passed the published cure dates. The president recommended bi-annual compliance inspections rather than the planned quarterly inspections. There will still be a minimum of 4 compliance inspections each year, but two will be performed to detect any new non-compliances and the other two will be follow-up inspections on existing non-compliances or violations. Heppler motion to reduce the number of “compliance inspections” from quarterly to bi-annual and to make all subsequent inspections a “follow-up” on existing non-compliances. Aguilera 2<sup>nd</sup>. Motion passed 4-0 with Flowers abstaining.

Discussed irrigation system remediation. Flowers reported that Kevin Wright is taking a pause in irrigation system work in response to the number of calls from members requesting his assistance in addressing documented non-compliances on their units. Flowers reported that he will address a number of reported issues with the irrigation system until Mr. Wright can return to irrigation system work.

The President reported that the purchase and planting of the four canopy trees was delayed by the provider from the week of 4/6 to the week of 4/13 due to persistent rains putting him behind schedule. The Association expects to close-out the 2 open violations issued from the TPD last year once the four new trees are planted.

The Board discussed the new Spectrum contract. Flowers reported Spectrum is targeting 4/17/26 to initiate the new service. All residents will receive digital TV streaming and 1-gig internet service as part of the monthly dues. All members will be responsible for establishing the new service with Spectrum. Members are reminded that the Association will purchase a 4K antenna for their use to receive local affiliate broadcast channels, if the resident does not want to pay additional fees to have these channels streamed via Spectrum. Flowers noted he sent a list of 11 residents with disabilities who will likely need free-assistance in establishing the new service.

Flowers discussed the 2 open actions: re-installation of the stop sign on Entrance 1 and the back road, and the installation of the 4 canopy trees.

## The Meadows South Association, Inc.

www.msahoa.com

Flowers announced the next board meeting would be on May 9, 2026, as would a meeting of the Fining Committee.

Flowers motion to adjourn. Aguilera 2<sup>nd</sup>. Motion passed 5-0. Meeting adjourned at 10:52 am.

t

. Collections

- Mark Ellis, 128I, has paid his account in full
- Laura Chapman, 1317H, will be charged a \$300 Claim of Lien fee and be sent to AriasBosinger for collections on 4/17
- Lisa Greene, 1317C, made a payment of \$280 in accordance with our vote to delay filing a Claim of Lien
- Delores Thompson, 1321G, sent me an email detailing her desire to pay and recognizing her inability to do so. At \$75 biweekly, it would take her 220 months to pay off her outstanding balance. She offered to go to \$90 biweekly, which would reduce that to 45 months – but cause her medical hardship.

Suggestions???

5. Architectural Approvals

a. Fences

- 1285E, I
- 1289C, F, G
- 1295B, C, D, E
- 1305I
- 1315D, F, G
- 1321A, E
- 1333C, E, H, J
- 1337C, E, F, G, H
- 1341B, C

b. Rear Walls (1329B, 1333A, 1341G)

c. Pergolas (1285F, 1289F, **1305B**, 1321E, 1329C)

6. Maintenance of 1291, 1305, 1317, and 1333 North Walls

• Advice from experts recommends not to do this unless approved by membership via CC&Rs amendment

• Take up amendment wording at future meeting

7. Maintenance Easements

# The Meadows South Association, Inc.

www.msahoa.com

- Zero-Lot Line Complex
  - Recommend CC&R amendment to add maintenance easements at next annual meeting
  - 72 party walls
8. Non-Compliances & Violations
- Great response from the members. Most very willing to address their non-compliances.
  - Going to have to call a Fining Committee meeting for 5/9/26. One member is already violated his cure date.
  - Recommend bi-annual compliance inspections – not quarterly. Don't want the members thinking we are inspection Nazis. And then do follow-up inspections after the bi-annual inspections.
9. Irrigation System Remediation
- System repair has taken a hit due to all the members asking Kevin Wright to address their non-compliances.
  - 631MS is going to perform some near-term remediation efforts.
10. Canopy Tree Purchase & Planting (4)
- Was supposed to happen this past week, but landscaper fell behind due to rain and stated his intent to plant the trees this coming week.
11. New Spectrum Contract
- Activation date set for 4/17
  - Webpage updated
  - Sent list of people who need help from Jose Selva to Spectrum
- ~~12. Collections~~
13. Actions & Issues Review
- Stop Sign on Entrance 1
  - Canopy Trees
- 13A. Announcements
- Next meeting on May 9<sup>th</sup> at 9:30 am
14. Adjournment

**The Meadows South Association, Inc.**  
**[www.msahoa.com](http://www.msahoa.com)**

Association CAM

# The Meadows South Association, Inc.

www.msahoa.com

## Brevard Municode

**Sec. 62-1959. - Zero lot line subdivisions.** (c) *Design standards.* (4) *Maintenance access easement.* Utilization of a zero side lot line shall require the existence of a maintenance access corridor along the zero side lot line, which corridor shall be at least five feet in width. That portion of the maintenance access corridor which lies on the adjacent property shall be established and maintained through a maintenance access easement encumbering the adjacent property and in favor of the property utilizing a zero side lot line. The maintenance access easement shall be perpetual and run with the land, and the plat shall indicate to which lot the maintenance access easement is assigned.

4. Recess for Fining Committee Meeting
  - a. Fining Committee Call to Order
  - b. Verification of Committee Quorum
  - c. 1287C Fine(s) Presentation
  - d. 1287C Owner Defense
  - e. Decision of Committee
  - f. Adjournment of Fining Committee
5. BOD Meeting Return to Order