

The Meadows South Association, Inc.

www.msahoa.com

Minutes of Special Meeting

Date: Monday, May 18, 2026

Time: 6:30 PM

Location: 3828 Wethersfield Cir
Titusville, FL 32780

<https://meet.google.com/zkg-zssk-afe>

Agenda

Meeting called to order at 6:30 PM.

Quorum verified. Directors Brandon, Dozier, Heppler, Smith, and Taute present.

Officer Elections:

- Melissa Brandon nominated to assume President's office vacated by D. Flowers. Smith motion to elect Brandon as President, Heppler seconded. Motion passed 5-0. Melissa Brandon now President of The Meadows South.
- No nominations for Vice-President.
- Margie Smith nominated for the Treasurer's office. Heppler motion to elect Smith as Treasurer, Dozier seconded. Motion passed 5-0. Margie Smith now Treasurer of the Meadows South.
- Declared open Director vacancy.
- Board decided not to update Sunbiz director & officer list.
- Board agreed to have Melissa Brandon and Margie Smith as signatories on the new Launch Credit Union account.

631 Management Services (631) recommended the \$15,700 incentive check received from Spectrum to be distributed to the 2026 budget as follows: \$6,500 to irrigation, \$3,200 to landscaping, and \$6,000 to savings. No significant discussion. Brandon motion to accept 631 recommendation, Heppler seconded. Motion passed 5-0.

631 recommended the Board approve the following agreements with its property manager: 1) 631 to schedule & conduct all future association meetings, 2) 631 to draft agenda, solicit director input, and publish agenda, 3)

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allow 631 to adjudicate late fees and interest charges, and 4) allow 631 to authorize sub-contractors to perform work within adopted budget. Brandon motion to approve agreements, Smith seconded. Motion passed 5-0.

Meeting adjourned at 6:46 PM.

631 Management Services LLC

Arthur D. Flowers

Association CAM