

**Titusvillage Section One Protective Association, Inc.**  
**Annual Membership Meeting**  
**September 7, 2016**  
**Minutes - *Unapproved***

The Annual Meeting of the association was held at the Y.M.C.A. Community Room and called to order at 7:02 pm.

President, Amy Williams, welcomed the group. She asked everyone to be sure their cell phones were on silent and noted that the meeting is being recorded for the purpose of preparing minutes.

A quorum was established with 29 owners represented either in person or by proxy. According to Florida Statute 720.306(1)(a) a quorum at a meeting of the members shall be 30% (88 x 30% = 26.4 owners) of the total voting interests.

Proof of Notice was presented by Manager Karen Collins.

Manager Karen Collins read the minutes from the September 8, 2015 meeting. A motion to approve the minutes was made, seconded, and unanimously carried.

President, Amy Williams, introduced members of the board: Vivian Freeman, Secretary/Treasurer; Neil Johnson, Director/ACC; Karen Ogden, Director; Bob Payette, VP; and the management team – Dennis and Karen Collins.

She then briefed the members on some of the items the board had been working on since the last meeting. For example, Dipol Courtway was resealed over this summer. Additional sidewalks were repaired and replaced. The ACC (Architectural Control Committee) has been very active this year thanks to Neil Johnson (board member and ACC Chairman) and Dennis Collins (management). Letters have been going out to people whose property needs attention for maintenance and repairs.

There were no officer or committee reports.

New Business: Parking problem discussion. There have been numerous complaints and instances of people parking all over sidewalks, grass, and around the corners on Dipol. Management passed around photographs showing the way people are parking. The board's biggest concern is safety because when people park all over, visibility going around the corners is drastically reduced. There have been numerous near misses of accidents. President, Amy Williams, outlined the board's solution to this problem. Overnight parking will be prohibited on Dipol between the hours of midnight and 6:00 AM. In the event of overnight guests, management will issue "parking passes." A towing company will be contracted for the removal of vehicles that remain on the street overnight. Signs will be posted and notices will be given to all residents within the association. The effective date will be January 1<sup>st</sup>. There has been no final decision made so Ms. Williams asked for feedback and discussion from those present. Mr. Payette (board Vice President) said he talked to 3 people who are against the overnight parking ban on Dipol. They don't feel it would increase safety, but rather would infringe on other

people's parking spaces. Mr. Payette said it would be solving one problem while creating another one. Also, he doesn't want to have to contact management to get a "parking pass" for his overnight guests. A suggestion was made to perhaps ask for permission to park in the Park Avenue Baptist Church Ashkelon Building parking lot as it is well lit at night. Mr. Williams noted that it becomes a public safety hazard when cars park all over the place; it is difficult for emergency vehicles (fire trucks, ambulances, police) to get down the road because the right of way is obstructed.

Director, Neil Johnson, noted that he has been on the board since 2003 and the parking issues on Dipol have progressively gotten worse and now something must be done about it. A child was almost hit by a car coming around the corner while he was skateboarding. On another occasion Mr. Johnson was almost hit by car because a truck was parked at the curve that prevented an oncoming car from seeing around it.

President, Amy Williams, asked what should be done about this issue – hold off for a vote or move ahead with this solution outlined. Ms. Ogden suggested the board do something now before anything really serious happens. Ms. Williams noted that there would be no surprises, that everyone would have ample notice of the coming change in parking restrictions. Notices could be mailed to both the owners and the property addresses. Management can also hand deliver flyers to each unit. Any resident who needs more parking space could contact the Ashkelon center to ask about parking their cars.

Mr. Payette called for a vote before putting this plan into motion. Due to the low turnout of this meeting, management suggested having another meeting and tell the people there will be a vote on parking restrictions.

Mr. Bonggren had some complaints about landscapers blowing and cutting. Ms. Williams directed him to speak with Robert DiPasquale (owner of DP Lawn) and/or Dennis. The board directed the landscape company to stop trimming bushes because there were too many complaints. Ms. Williams asked management to get business cards from DP Lawn to be put in the next mailing.

Mrs. Cipolla asked about pest control – it is a pest and fertilizer program. The lawn is treated 4 times a year, twice with liquid and twice with granular. Recommend to call DP Lawn if there is an issue. She also asked about parking on the grass. This is addressed through the ACC by letters sent to individual owners. Mrs. Cipolla also asked about the HOA documents saying that each unit is intended for use by one family and attendant domestic servants only. Ms. Williams and management commented that the association cannot tell an owner who can or can't live in their home. A definition of common area was asked for and given – it is non-homeowner property; the area between the sidewalk and street is easement and maintained per each homeowner.

Ms. Stirling asked if there was a handyman that others have used or can recommend. Mr. Johnson has a number he can share.

There was no other business to come before the membership and the meeting was adjourned at 7:35 PM.

Respectfully submitted September 8, 2016 by:

/es/ *Karen Collins*

Karen Collins, Community Association Manager