

Titusvillage Section One Protective Association, Inc.
Board of Directors Meeting
January 24, 2017

Minutes - Approved

Roll Call

Amy Williams, President/Director
Vivian Freeman, Secretary/Treasurer/Director
Robert Payette, Vice President/Director
Neil Johnson, Director
Karen Ogden, Director

Dennis & Karen Collins, Community Association Managers, were present.

Call to Order – The meeting was held in the conference room at Collins Realty Group and was called to order by association President, Amy Williams, at 7:00 pm. A quorum was established.

Minutes – Reading of the minutes from the November 22, 2016, meeting was waived. Although the minutes were previously approved by email consent, a motion to formally approve the minutes as presented was made, seconded, and unanimously carried.

Treasurer's Report

December Financial Report – Karen Collins reviewed the report – total cash balance as of 12/31/16 for all accounts was \$49,270.56; the operating account had \$9,168.54; the reserve account had \$40,102.02.

Accounts Receivable balance as of 12/31/16 was \$3,418.12. Four owners paid their past due balances due to the delinquency letters that were sent out in December. Management presented a current Owner Balance Summary Report as of today. One unit will be sold by foreclosure auction on February 22, 2017. Management is trying to get more information on the unit owner going through bankruptcy.

Management asked about the Fixed Assets - Furniture and Equipment for \$820. The board members believe that to be from when a computer and printer were purchased years ago. A motion was made, seconded, and unanimously carried to check with accountant and write off this amount from the balance sheet.

Dennis mentioned that he was going to get a proposal to spruce up the sign area.

A motion to accept the Treasurer's Report was made, seconded, and unanimously carried.

Correspondence – The notes were reviewed without comment.

Manager's Report – Dennis has received complaints about the landscapers. It seems that whenever there is a new crew, they are not told what yards to skip and not cut. Dennis has set up a meeting

with Robert and Bryan [DP Property Services] to discuss these ongoing issues. All board members noted that the workers just fly by on the mowers. One group comes through with the mowers, another comes through with the weed whackers, and another comes through with the blowers but there is never a supervisor to come through and check the work. Dennis intends to give DP Property Services 30 days to shape up and get back to the level of service they first provided when they first started. He will then look for a replacement landscape crew.

Mr. Payette asked about the pest control. Dennis explained when they had Massey, a barrier type pest control was done twice a year – each quarter 44 units were done. When we went with DP Properties, a general lawn pest control is done twice a year. Massey was a lot more money than DP. Management reminded everyone that in 2 years there were only 4 call backs to treat inside pests. Dennis obtained a proposal from ProLawn for Eco Barrier pest treatment at a cost of \$1,720 with treatment twice per year; call backs are no charge. Another proposal was obtained that was more money. The current budget has \$1,200 for Pest Control. The remaining \$520 could be funded by the contingency fund. The board discussed barrier pest control vs. general pest control. A motion was made, seconded, and unanimously carried to contract with ProLawn for Eco Barrier pest control.

The city of Titusville will be replacing the lost/stolen street sign at Dipol & Heritage.

Old Business – at the last meeting the lighting in the back of Dipol. Mr Johnson went out and really looked at the area and doesn't see the need to install additional lighting. The street lights on Park Ave give pretty good light. Mr. Payette agreed. Management contacted FPL about a security light and is waiting for a call back.

Mr. Payette mentioned that the property with the sea grape plants is in bad condition because now they appear to be dead and look even worse than before the board demanded that they be trimmed.

Mr. Johnson said that another walk around needs to be scheduled with management. Violations are not being addressed even though multiple letters have been written. Management noted that the association can't start stepping in and making repairs because of the cost involved.

The squirrels are out of control and are causing damage to property. Management will look into this issue. Mr. Johnson put a rubber snake in the gutter and the squirrels have stayed away from that area.

New Business – None

A motion to adjourn was made, seconded, and unanimously carried. Meeting adjourned at 7:31 pm.

Respectfully submitted January 26, 2017 by,

/es/ Karen Collins

Karen Collins