

Titusvillage Section One Protective Association, Inc.
Board of Directors Meeting
April 26, 2016

Minutes - *Approved*

Roll Call

Amy Williams, President/Director
Vivian Freeman, Secretary/Treasurer/Director
Robert Payette, Vice President/Director
Neil Johnson, 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 March 22, 2016, meeting was waived. A motion to approve the minutes as presented was made, seconded, and unanimously carried.

Treasurer's Report

March Financial Report – Karen Collins reviewed the March report – total cash balance as of 03/31/16 for all accounts was \$59,290.54; the operating account had \$14,612.50 in Sunrise and \$3,333.96 in BB&T; the reserve account had \$41,344.08.

Accounts Receivable balance as of 03/31/16 is \$1,061.91. Management is still following up on those owners who owe more than the current quarter. After numerous attempts at getting lot 38 collected, management requested permission to turn this account over to attorney for collection. Such a motion was made, seconded, and unanimously carried.

Sidewalk repairs were expensed in March and paid for from the Deferred Maintenance account in the amount of \$4,888.91.

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

Correspondence – The emails discussing payment were reviewed. The past due balance will be paid by May 1, 2016.

Manager's Report – Dennis advised the board there continue to be complaints with DP Lawn Service. People are now complaining about the way the plants, hedges and bushes are being trimmed. There are so many preferences with the way people want them trimmed that seem to change with season. Mrs. Williams said DP should stop trimming altogether and let the residents call Robert (DP) when they want their plants, hedges and bushes trimmed. There was a brief

discussion and it was agreed that from now on DP will cut the grass, weed-eat, trim and blow. Send out a letter with the next assessment with this information and add DP's business cards.

Dennis advised the board of the rules regarding barbecue grills in an enclosed area. It is against City Fire Code. All grills must be 10 feet from the building.

There is an issue with a trailer and disabled car covered with a tarp and its engine on the patio at 1931 Dipol. In addition, there is an AT&T van parking at 1961 Dipol; a cleaning service van parked at 1995 Dipol; and an Enterprise Rental Van parked periodically at 1908 Dipol. Finally, one more letter needs to be sent to 1901 Dipol noting that the wood on the deck needs to be painted. Management will send these letters out.

Old Business – The resealing of Dipol Courtway was discussed. The new date are May 16, 17, 18, and 19. No cars can be left on the street; any left will be towed. All owners on Dipol will be notified. Park Avenue Baptist Church will allow residents to park in the Ashkelon Building parking lot.

New Business – Mrs. Williams mentioned that there was incident where 3 “shady characters” are coming around knocking on doors saying they are selling a cleaning product but they have nothing in their hands. This happened on Saturday evening and Sunday afternoon. One guy rings the bell and the other two guy in the driveway. When they were run off the property, they got very belligerent. Make people aware that this can happen.

A motion to adjourn was made, seconded, and unanimously carried. Meeting adjourned at 7:37 pm.

Respectfully submitted May 5, 2016 by,

/es/ Karen Collins
Karen Collins