

Titusvillage Section One Protective Association, Inc.
Board of Directors Meeting
May 23, 2017

Minutes – *Approved*

Roll Call

Amy Williams, President/Director
Vivian Freeman, Secretary/Treasurer/Director
Robert Payette, Vice President/Director – Absent
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 April 25, 2017, meeting was waived. A motion to approve the minutes as presented was made, seconded, and unanimously carried.

Treasurer’s Report

April Financial Report – Karen Collins reviewed the report – total cash balance as of 04/30/17 for all accounts was \$52,316.30; the operating account had \$12,148.32; the reserve account had \$40,167.98.

Accounts Receivable balance as of 04/30/17 was \$1,388.88 with \$3,300.00 in actual unpaid assessments due. Payments made to date brings that balance down \$2,330.00. A motion to instruct the attorney to file a lien for owner 23 was made seconded and unanimously carried. With regards to 38, the owner contacted the attorney asking the board to waive the interest to facilitate payment of the outstanding balance. The board agreed and the attorney was advised.

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

Correspondence – A certified letter sent to the owner of the property this having the parking issues was sent out [on May 17, 2017]. The board received a copy via email. There has been no response to this letter.

Manager’s Report – Continuing parking issues.

Old Business – Cars are once again parking around the curve in the yellow paint zone. The board has discussed this issue month after month. No one knows who is responsible for these cars. Dennis is going to ride through more often and put “No Parking” notices on the windshields. Karen suggested that “No Parking Between Signs” be put at the ends of the no

parking zones. Ms. Williams wants the parking issue on the agenda for the annual meeting in September. A letter will go out reminding the owners that they must inform their tenants that each unit has only two parking spaces.

Mr. Payette asked what it would cost to have the documents amended to give remedies for violations. Dennis will ask a different attorney because Becker & Poliakoff fees are high. Dennis also said that amending the documents would require a membership vote.

Mr. Johnson suggested sending the absentee owners a letter explaining the parking issues. It should say that the board is looking into fining people that do not comply with the rules. Karen likes that idea; however, says it should be sent to all owners.

Mr. Payette suggested encouraging people who don't use all their parking spaces to perhaps rent them to other who need them. Ms. Williams and Ms. Freeman doesn't feel that the association needs to get involved with that undertaking. If people have more cars than parking spaces, it is on them to find a place to park.

The board can put together the items they feel are nuisances and present them to the association members for voting. Then there will be enforceable rules.

There was another suggestion of making overflow parking by removing the berm. The city of Titusville would have to be involved with that idea due to city infrastructure, setbacks, and restrictions.

Code Enforcement has been out reviewing the properties that have maintenance issues.

New Business – Dennis received information that there is paperwork affixed to the window of one units. The sliding glass door may be not be locked. He told the board the address, but will go out and investigate.

Another owner asked if the sea grapes planted at the stop sign on Dipol can be cut down to make greater visibility for turning the corner. The board had no problem with that, but asked that letter be sent to the person who lives on that corner. It is in the right-of-way.

There have been no complaints about the new lawn company. One person even called to say thank you for the change.

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

Respectfully submitted May 24, 2017 by,

/es/ Karen Collins
Karen Collins