

**Titusvillage Section One Protective Association, Inc.**  
**Board of Directors Meeting**  
**May 24, 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. Karen Ogden, owner of 4 units, was 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 26, 2016, 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 March report – total cash balance as of 04/30/16 for all accounts was \$60,583.24; the operating account had \$19,218.77; the reserve account had \$41,364.47; the BB&T account has been closed.

Accounts Receivable balance as of 04/30/16 is \$6,119.59. Many payments were received during the current month reducing the A/R to \$4,657.27.

Lot 38 was sent to the attorney for formal collection. It was revealed that the owner has filed Notice of a Chapter 7 bankruptcy. There can be no collection attempted pending the bankruptcy. The board voted unanimously to stop all legal monitoring so as to not spend any more money on this past due.

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

Correspondence – None

Manager's Report – Nothing formal. Dennis noted that last June the common area palms were trimmed. He asked the board if they wanted to do the same this year for a cost of \$450. A motion to trim the common area palms was made, seconded, and unanimously carried.

Regarding the trailer and disabled car at 1931 – Dennis spoke the person responsible and he neatly covered the car with a tarp and removed the trailer.

Overall, the neighborhood has been quiet.

Old Business – The resealing of Dipol Courtway will be completed Wednesday and Thursday, May 25 and 26. Due to the excessive amount of time and extra materials, management will be billing the association \$200.

Ms. Ogden asked if Dipol would be eligible to be taken over by the city. Management said probably not because it is not a thoroughfare and is solely used by the residents on Dipol.

New Business – None

A motion to adjourn was made, seconded, and unanimously carried. Meeting adjourned at 7:16 pm.

Respectfully submitted May 26, 2016 by,

/es/ Karen Collins

Karen Collins