

Titusvillage Section One Protective Association, Inc.
Board of Directors Meeting
May 26, 2015

Minutes - APPROVED

Roll Call

Amy Williams, President/Director
Robert Payette, Vice President/Director
Vivian Freeman, Secretary/Treasurer/Director (participated by phone)

Neil Johnson, Director, and Ricky Copeland, Director, were absent.

Dennis Collins and 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.

Minutes – Reading of the minutes from the April 28, 2015, meeting was waived. A motion to accept 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 03/31/15 was \$61,290.64.

Accounts Receivable balance as of 04/30/15 is \$9,156.59. Lot 43 was sold at auction on May 20, 2015; the Certificate of Title has not been issued yet. Lot 42 – since the association is pursuing foreclosure of its lien, he has made a payment offer of 10% down and monthly payments of \$262.50 until paid in full. The board discussed this and because Lett has not paid assessments in many years, a motion was made, seconded, and unanimously carried to counter with 50% down, a minimum monthly payment of \$300 on the past due to include late charges, interest, and legal costs. Each future Quarterly Assessment must be paid when due keeping current at all times. If he misses just one payment, the deal is off and the association will pursue the foreclosure of its lien. Lot 55 – management was directed to send a final demand payment letter indicating if not paid, the account will be turned over to attorney for collection.

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

Correspondence – the board reviewed letters/notes sent to and received from owners. They discussed a request from the owner of Lot 71 to park a 14 foot travel trailer in a parking space. In keeping with the overall look and policy enforcement within the neighborhood, this request was denied.

Manager's Report – Dennis Collins provided a report that is a part of these minutes.

Regarding the palm trees – after discussion, the board agreed that only the trees on Park Avenue and common area on Heritage Drive. Each owner is responsible for the trees on their property.

Regarding the Building Restrictions of walls and hedges – after discussion, the board agreed that a letter be sent to all owners highlighting this restriction and noting that hedges close to the buildings are a bug and moisture hazard. The landscape crew is willing to address these tall hedges for a fee. At the same time the letter will remind people to take care of their lawns.

Old Business

Sign for Titusvillage – There are two options for the placement of the sign, the board is reluctant to place a large sign on someone's property even if permission was given. After discussion, a motion was made, seconded, and unanimously carried to purchase a two sided sign for \$1,110 and install it on Park Avenue so there are no issues with placement. A permit needs to be obtained from the City of Titusville.

Other New Business:

Mrs. Williams noted that there are a lot of fire ants on the property and asked management to inform DiPasquale so their pest control can take care of it.

Mr. Payette noted there are two religious signs in the neighborhood. After a brief discussion, it was decided to let it go unless the signs get larger in size and quantity.

There are sign and parking restrictions in the board adopted policies, but these have not been approved and adopted by the membership. This will be placed on the agenda for the annual meeting for incorporation into the By-Laws.

Someone is still parking a semi-truck in the sand lots at the end of the neighborhood. Management has contacted the city code enforcement regarding this and will continue to stay on on-top of this.

There was no other business to discuss and a motion to adjourn was made, seconded, and unanimously carried. Meeting adjourned at 7:56 pm.

Respectfully submitted May 27, 2015 by,

/es/ Karen Collins

Karen Collins