

Titusvillage Section One Protective Association, Inc.
Board of Directors Meeting
June 23, 2015

Minutes - APPROVED

Roll Call

Amy Williams, President/Director
Vivian Freeman, Secretary/Treasurer/Director
Neil Johnson, Director
Ricky Copeland, Director

Robert Payette, Vice President/Director, was absent. Dennis Collins and Karen Collins, Community Association Managers, were present.

Robert DiPasquale, owner of the landscape company, 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.

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.

Discussion of the lawn care issues was moved from New Business to the beginning of the meeting. There has been a lot of complaints ever since the DiPasquale Lawn Care took over the property on May 1st. Some people say the grass is too short, others say it is not short enough; yards being missed, when the bushes were trimmed the clippings were not picked up. Mrs. Williams led this discussion – most of the complaints have already been addressed with Robert. It was noted that there are various varieties of grass mixed with weeds, some properties have sprinkler systems and others do not. According to DiPasquale's contract, the mower height will be set at the proper height for the grass type, but because of the condition of the grass, that may not always happen. The fact that there has been no rain for a couple of weeks is adding to the overall difficulties with the lawn care of the property. The board agreed that people need to be patient so that the new crew can develop an understanding of the property. Robert is in the subdivision almost every day addressing each resident's complaint, some are valid but some are not. One owner complained about weed eating the corner of her driveway instead of mowing it, Robert explained that his crew is instructed and trained not to mow near cars to eliminate any potential for damage. The crew doesn't know how to please the people because the complaints don't stop. Mrs. Williams told Robert that if any owners gets mean or hateful to the crew, she wants to know about it. Mr. Copeland said the owners with issues should contact a board member and not the crew. Management said they should be calling them, but instead some owners are calling a former president. There has also been complaints put on Facebook and that needs to be nipped quickly. Robert noted that the communication changes from the time the complaint has been made to the time he goes to see the individual complaining. The board is not

happy with the way the complaints are being made; however, they noted that Robert is very responsive when there is an issue. Robert suggested that that if everyone continues to complain this way, then they should then be responsible for their own ornamentals and the landscape company only services the common area. The board will consider this at a later time.

Treasurer's Report

May Financial Report – Karen Collins reviewed the report – total cash balance as of 05/31/15 was \$58,930.48. We are still waiting for the refund from Massey for canceling the prepaid contract; it will take at least 30 days for that to be issued.

Accounts Receivable balance as of 05/31/15 is \$7,711.59. The Certificate of Title for Lot 43 has been issued to Wells Fargo. Since the bank is only responsible for the lesser of 1 year of assessments or 1% of the mortgage, \$1,035 had to be written off. Lot 42 – there hasn't been any information regarding the association's counteroffer on paying the past due; the association is still pursuing foreclosure of its lien. A rent collection letter has been send to the tenants living in the unit; they are family members. Lot 55 – has not acknowledged the demand payment letter send out on 06/03/2015. Lot 70 – 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 the final demand payment letter sent to the owner of Lot 55.

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

Regarding the palm trees – although the cost for trimming all the palm trees is very reasonable, the board agreed that only the palm trees in the common areas (the area between the sidewalks and the street is included) be trimmed. Each owner is responsible for the trees on their property. The cost to trim the common area palms is \$450.

Old Business

Sign for Titusvillage – Manager Dennis went to the city regarding a permit; he has to complete the paperwork and drawings that is required. The cost of the permit is \$100 – \$200.

Hedge height restrictions – the association's document states that walls and hedges cannot exceed 4 feet in height in front and not exceed 6 feet in height on the sides and rear. Management drafted a letter regarding this and will send it out with the July invoices.

Other New Business:

Lawn care issues were addressed at the beginning of the meeting.

Parking – the association’s documents give the association the right to control traffic and parking on Dipol because it is a private street. Some people parking their vehicles on the lawn and on the street overnight. Code enforcement does not address Dipol because it is a private road. Mrs. Williams said she will knock on the door next time she sees a car on the grass.

Mr. Waldron told the board that someone broken into his unlocked truck overnight. He noted that if the pole lights were on, there would be more light in the area and it would discourage people. Mr. Copeland noted that those lights were controlled by individual owners.

There was no other business to discuss and a motion to adjourn was made, seconded, and unanimously carried. Meeting adjourned at 7:59 pm.

Respectfully submitted June 25, 2015 by,

/es/ Karen Collins

Karen Collins