

Titusvillage Section One Protective Association, Inc.
Board of Directors Meeting
August 23, 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 7:01 pm. A quorum was established.

Minutes – Reading of the minutes from the July 26, 2016, meeting was waived. A motion to approve the minutes as presented was made, seconded, and unanimously carried.

Treasurer's Report

June Financial Report – Karen Collins reviewed the report – total cash balance as of 07/31/16 for all accounts was \$52,277.54; the operating account had \$17,352.17; the reserve account had \$34,925.37.

Accounts Receivable balance as of 07/31/16 was \$7,377.27. Payments have been received during the month; therefore, the total A/R balance as of 08/23/16 is \$5,323.12. Assessments remaining unpaid are \$6,163.12.

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

Correspondence – There were 14 ARC related letters that went out. The board received email copies prior to the meeting. There were 3 responses – one for an untagged vehicle and two for repairs, all 3 indicated that the issues are being addressed. There was a brief discussion on how to address those violations that continue to be ignored. A more strongly worded letter will be sent indicating that if the owner does not take appropriate action to rectify the issues, the board will do whatever is necessary to address the issue. Management will try contacting City Code Enforcement on the units who have a potential hazard because their property is in disrepair.

Manager's Report – Dennis gave a report regarding the parking situation on Dipol. Article III, Section F in the Declaration of Restrictions indicates that Dipol Courtway is common area and the association is responsible for its maintenance. Article IV, Section E states that “The Association shall have the right from time to time to control and regulate all types of traffic on

said access ways, including the right to prohibit use of same by traffic which in the sole opinion of the Association, would or might result in damage to said access ways or pavements or other improvements thereon, and the right to control and prohibit parking on all or any part of said access ways..." The association can also contract with the TPD and have them enforce the parking restrictions. Dennis also researched F.S. 715.07 regarding towing of vehicles which lists all the requirements necessary to have vehicles towed. Adequate notice must be provided to the residents that vehicles in violation of parking restrictions will be towed. Yellow paint around the curves, no parking signs, and tow away signs would need to be in place. Ms. Williams will address this issue at the Annual Membership Meeting. Management will put notices in the next 2 assessment bills. The parking issue was discussed at length. There will be no overnight parking on Dipol from midnight to 6:00 AM. There will be no parking at all around the curves.

There was additional discussion regarding people that have overnight guests and issuing parking passes.

The parking issues and solutions will be discussed at the Annual Meeting on September 7, 2016.

Old Business – None

New Business – None

A motion to adjourn was made, seconded, and unanimously carried. Meeting adjourned at 7:29 pm.

Respectfully submitted September 8, 2016 by,

/es/ Karen Collins

Karen Collins