

Titusvillage Section One Protective Association, Inc.
Board of Directors Meeting
October 27, 2015

Minutes – **Approved**

Roll Call

Amy Williams, President/Director
Vivian Freeman, Secretary/Treasurer/Director
Robert Payette, Vice President/Director
Neil Johnson, Director

Dennis Collins and Karen Collins, Community Association Managers, were present. Residents present were: Bob Herndon and James Napier, 2294 Heritage and William Waldron, 1933 Dipol.

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 September 22, 2015, meeting was waived. A motion to accept the minutes as presented was made, seconded, and unanimously carried.

Treasurer's Report

September Financial Report – Karen Collins reviewed the report – total cash balance as of 09/30/15 for all accounts was \$60,572.16.

Accounts Receivable balance as of 09/30/15 is \$3,273.95. The updated accounts receivable as of 10/27/15 was reviewed. Two owners (Lots 15, and 27) have been sent to the attorney for collection. Lot 42 has until the sale date to pay in full. The association is pursuing foreclosure of its lien on Lot 55; however, there is a large mortgage balance on this unit. Lot 44 was making payments but has not sent one since 07/01/15; a letter will be sent. Letters will be sent to all owners who owe more than the current quarter assessment.

Management prepared a schedule for reserves showing what was used and added. The cost of replacing the two sidewalks (\$1,120) needs to be moved to Deferred Maintenance in the Reserve Account.

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

Correspondence – Letter from the unhappy owner was briefly discussed. Management went out to look at the issue and called the owner to discuss what she felt was wrong. There is another owner who seems to be an instigator. Due to there being tiles, DiPasquale had the weeds hand

pulled. The remaining letters were from the attorney regarding the most recent collection requests.

Manager's Report – Manager Dennis walked the property with the ARC Chairman, Neil Johnson and made a list of all issues observed. There were 14 letters sent out pointing out these issues.

Old Business

Review and Discussion Restrictions and enforcement – samples from another HOA were reviewed. Some HOAs have very specific rules and regulations regarding parking, signs, pets, etc. In addition there can be very specific rules regarding Architectural Control. Management was asked to see if the City of Titusville has an ordinance regarding the number and type of pets permitted and to check with the insurance agent to see if certain dog breeds are prohibited. Further discussion of making changes to the documents will be discussed again at a later date.

New Business

Mr. Napier and Mr. Herndon noted that a neighbor is feeding the feral cats in the neighborhood; leaving the garage door open day and night. These cats are making a mess on others property and are creating a noise nuisance. Management will write a letter regarding this issue.

There was no other business to discuss and a motion to adjourn was made, seconded, and unanimously carried. Meeting adjourned at 7:35 pm.

Respectfully submitted November 9, 2015 by,

/es/ Karen Collins

Karen Collins