



Minutes of Board & Fining Committee Meetings

Date: Wednesday, December 17, 2025

Time: 4:00 PM

Location: Titusville Public Library, Conference Center
2121 S. Hopkins Ave.
Titusville, FL 32780

Agenda

BOD meeting called to order at 4:02 PM.

Roll Call: Aguilera, Flowers, and Heppler present.

President asked if there were any edits to 11/15/25 published minutes. None presented. Flowers motion to waive reading and to accept as published. Motion seconded and passed 3-0.

Board meeting recessed for conduct of Fining Committee Meeting at 4:07 PM.

Fining Committee called to order.

Members Barker, Christian, and Yunger present as committee members. President discussed purpose and statutory requirements of committee members, their responsibilities, and their authorities.

President presented fines requested against 1283I unit owner J. Godwin for allowing his 3 dogs to run at-large and his obnoxious behavior toward another member. The requested fines were for 1st offenses and were for \$25 and \$50 respectively.

Member Godwin failed to attend the meeting to present his case.

It was brought to the attention of the Board that J. Godwin, 1283I, has purchased an oversized commercial truck that is being parked in the common area grasses and parking pads, which is not allowed.

The fining committee members approved the fine on a 3-0 vote.

Fining Committee business adjourned at 4:16 PM.



BOD meeting called to order again at 4:16 PM.

No officer reports were submitted.

Unfinished Business

Board discussed the status of collections as delineated on the agenda. President took action to send 1281H and 1281I unit owners an *Intent to Lien* notice. Noted payment-in-full by 1289B, 1305B, and 1321E unit owners. Noted partial payment by 1283C unit owner. Board decided to forgo Intent to Lien notice on 1283C unit owner until after January 2026 payment. President noted intent to send 1317C owner a NOLA.

No discussion of item 7b, as issue was resolved at November BOD meeting.

President provided status update on item 7c, Irrigation System Remediation.

No discussion of item 7d, as issue was resolved at November BOD meeting.

President provided status update on item 7d, Annual Meeting Notices. President stated 60-day notices distributed to all 157 unit owners.

Flowers motion to accept Unfinished Business. Motion seconded and carried 3-0.

New Business

President reported no 2026 BOD candidate names were submitted beyond the current 8 Directors. The 2026 Board of Directors will again be: Eva Aguilera, David Dozier, David Flowers, Linda Hepple, Sharleen Marshall, Margie Smith, and Jon Taute.

Discussed “Bulk Mail” process and updates to Billing & Collections Policy regarding maintenance fee payments from members via bulk mail. President took action to update policy and post to the website.

Discussed 2026 labor rates. Labor rates to be included in contract with property management firm.

President presented information on maintenance fee payments via Automated Clearing Housed (ACH). To allow such, the Association would have to pay a base monthly fee and a 1% surcharge on every payment to a 3rd party vendor of our financial institution. All Directors agreed to terminate any efforts to provide such capabilities to membership.



Discussed request from 1287D unit owner to erect a temporary lattice structure above its rear hedges to provide privacy from 1287C. Approval granted.

Tabled discussion of 631 Management Services LLC contract.

Flowers motion to accept New Business. Motion seconded and passed 3-0.

President acknowledged his 3 open actions.

Acknowledged list of “tabled items” with no action or significant discussion.

Member Statements

Eva Aguilera expressed a desire for speed bumps in order to slow people down in the complex. President resisted such action and suggested the fining of members who violate the speed limit.

Announcements

Jose Selva, of Spectrum, presented Spectrum’s new proposal to the Board for a combined digital streaming TV and 1-gigabyte internet service for \$46 per month. Contract is for five years with a 5% annual increase. Package includes:

- “TV Stream” (90+ channels)
- 1-gig internet download speed
- 3 Xumo boxes with up to 100 hours of recording
- 1-year of Spectrum mobile free for each member
- \$15,700 cash-back incentive to the Association upon contract signing.

Flowers motion to adjourn. Motion seconded and carried. Meeting adjourned at 5:37 PM.