



Notice of Board & Fining Committee Meetings

Date: Wednesday, December 17, 2025

Time: 4:00 PM

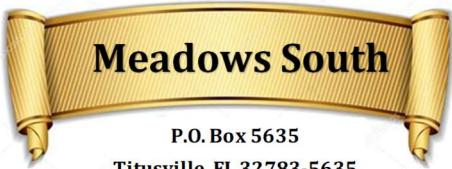
Location: Titusville Public Library, Conference Center
2121 S. Hopkins Ave.
Titusville, FL 32780

Agenda

1. BOD Meeting Call to Order
2. Roll Call
3. Reading and Approval of 11/15/25 Minutes
4. Recess for Fining Committee Meeting
 - a. Fining Committee Meeting Call to Order
 - b. 1283I Fine Review
 - c. Adjournment
5. BOD Meeting Call to Order
6. Officer Reports
7. Unfinished Business
 - a. Collections Status

Member	NOLA (P&H)	Intent to Lien (\$75)	Claim of Lien (\$175)	To Attorney (at Rate)
1281H, Charnow	11/01/25			
1281I, Ellis	11/06/25			
1283C, Murillo	11/06/25			
1289B, Dennis	11/06/25	Paid 12/4		
1305B, Higgins	11/06/25	Paid 12/8		
1317C, Greene	12/16/25			
1321E, Trinidad	11/06/25	Paid 12/4		

- b. Concrete Tripping Hazards
- c. Irrigation System Remediation
- d. "For Sale" Sign
- e. Annual Meeting Notices
 - 1) 60-day notices distributed
 - 2) 14-day notices due by 1/10/26



Meadows South

P.O. Box 5635
Titusville, FL 32783-5635
www.msahoa.com

8. New Business
 - a. 2026 Officers
 - b. Monthly Dues by Bulk Mail
 - c. 2026 Labor Rates
 - 1) Irrigation Remediation
 - 2) General Repair Labor
 - 3) Landscaping, Skilled Labor
 - 4) Unskilled Labor
 - d. 631 Management Services LLC Contract
9. Action Summary
 - a. Replace stop sign at Entrance 1 and south street. President
 - b. Remove ACC control panel and securely store. President
 - c. Complete parking pad striping. President
10. Tabled Items
 - a. 1321G Leniency (Ends 12/31/25)
 - b. 1317H Leniency (Ended 11/30/25)
 - c. Parking Stripes & Lettering
 - d. Asphalt Repairs
 - e. Concrete Parking Pad Repairs & Pressure Washing
 - f. West Perimeter Retaining Wall
11. Member Statements (*Members may speak for up to 3 minutes*)
12. Announcements
13. BOD Meeting Adjournment