

**The Meadows South Association, Inc.**  
P.O. Box 5635  
Titusville, FL 32783-5635  
[msahoa.com](http://msahoa.com)

## **Notice of Annual Meeting**

**Date:** Saturday, January 18, 2025

**Time:** 3:00 PM

**Location:** Hope Community Fellowship Church, Fellowship Hall  
2929 Cheney Hwy  
Titusville, FL 32780

### **Agenda**

- 1) **Call to Order**
- 2) **Roll Call**
- 3) **Reading and Approval of Minutes**
- 4) **Reports of Officers**
  - Treasurer
  - Secretary
  - Vice-President
  - President
- 5) **Announcement of New Board of Directors**
  - Eva Aguilera (1293D)
  - Melissa Brandon (1283A)
  - David Flowers (1287D)
  - Linda Heppler (1283G)
  - Sharleen Marshall (1283E)
  - Cynthia Renshaw (1283I)
  - Jon Taute (1305A)
- 6) **Recess for Officer Election**
- 7) **Return to Order and Announcement of Officers**

*(Note: Mary Harvey will continue to provide bookkeeping services to our Association)*
- 8) **Verification of Quorum**
- 9) **Membership Vote on Revised By-Laws**
- 10) **Unfinished Business**
  - a) Irrigation Sprinkler System Remediation
    1. System deactivated on October 20, 2024 by BOD due to unauthorized operation.

2. Taskforce to evaluate remediation efforts, develop options & associated costs, and present those options to the BOD by February 28, 2025.
3. BOD requests authorization to use up to \$25K in association reserves to implement any BOD-approved remediation recommendations.

- b) Exterior paint color change: Issue closed at February 16, 2023 BOD meeting
- c) Dumpster security cameras: Issue closed at the March 16, 2023 BOD meeting

**11) New Business**

- a) 2025 Adopted Budget and Maintenance Fee
- b) Adoption of proposed By-Law changes
- c) Approval of new *Rules and Regulations* document
- d) Spectrum cable TV contract
- e) Parking pad repair, safety hazards
- f) Fencing plan submittals for existing, non-BOD approved fencing
- g) Compliance inspections, themed
- h) Notice of New website for the Meadows South Association: **msahoah.com**
- i) Usage of Microsoft Teams
- j) Request for additional Director(s)

**11) Announcements**

- a) Publication of the *Account Balance Collection Policy*
- b) E-mail address request, formal notifications and general information dissemination
- c) Estoppels for non-compliant fencing and failure to submit tenant application forms
- d) Statement on utility easements
- e) Rules and Regulations Policy Enforcement
  1. Past due account collection & suspension of member rights
  2. Mailing of violation notices and requests for maintenance/repair actions
  3. Association-executed maintenance or repairs
- f) Next association meeting: Wednesday, February 19, 2025 at 7:00 PM at 3828 Wethersfield Circle, Titusville, FL

**12) Open Discussion**

**13) Adjournment**

*Note: Association members may speak for up to three (3) minutes during open discussion.*