

**631 Management Services LLC**  
**Property Management for The Meadows South Association, Inc.**  
**[www.msahoa.com](http://www.msahoa.com)**

## **Notice of Annual Membership Meeting**

**Date:** Saturday, January 24, 2026

**Time:** 9:00 AM

**Location:** North Brevard Senior Center (NBSC)  
909 Lane Avenue  
Titusville, FL 32780

### **Agenda**

1. Call to Order
2. Announcement of 2026 Board of Directors
3. Call for Edits to 2025 Annual Meeting Minutes
4. Property Management Contract
5. Financial Report
  - a. 2026 Dues
  - b. Statement on ACH Payment Capability
  - c. Payments via Bulk Mail (Automatic Checks from Financial Institutions)
  - d. Statement of Account: 2025 to 2026
  - e. Significant 2025 Expenditures Report
  - f. Leniency Program
  - g. Member Loan Program
  - h. Collections Report
6. Bulk Telecommunications Proposals
  - a. Wire3 (Internet Service Only)
  - b. Spectrum (Digital TV Streaming & Internet Service)
7. Recess for Organizational Meeting & 2026 Office Election
8. Membership Meeting Call to Order
9. Announcement of 2026 Officers
10. Certification of Membership Quorum
11. Certification of Designated Voter Certificates & Proxies
12. By-Law Amendment Vote
13. Irrigation System Report
14. 2026 Look-Ahead
  - a. Enforcement of Rules
  - b. Telecommunications Contract
  - c. Irrigation System Remediation
  - d. Planting of 4 Canopy Trees
  - e. Common Area Beautification
  - f. Street Repairs

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- g. Concrete Parking Pad Pressure Washing
- h. Remediation of Irrigation System Control Panel
- i. West Retaining Wall Remediation

15. Open Forum

16. Adjournment

