

The Meadows South Association, Inc.

www.msahoa.com

BOD Meeting Minutes

Date: Saturday, March 21, 2026

Time: 9:30 AM

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

Agenda

Meeting called to order at 0930 hrs. Quorum verified: Aguilera, Dozier, Flowers, Heppler, and Taute present. Smith arrived at 0933.

Flowers presented February 2026 Manager's Report. Board agreed that 1321G collections would be held until June 1, 2026. Board discussed possibly adding a white "stop" strip at the corner of Entrance 1 and the south street in lieu of replacing the "downed" stop sign. Board agreed that all future BOD meetings will occur on the first Saturday of each month after the 5th.

Discussed handling of violation notices. Flowers stated quarterly compliance inspections completed. Flowers recommended that: 1) all members be notified of documented non-compliances via e-mail and notifications left on the doorstep of each unit, 2) members be given until April 30, 2026 to cure their non-compliances, and 3) "most" violation notices be issued beginning May 1, 2026 for non-compliances not cured. All directors agreed with recommendation.

Further, the President noted that some non-compliances exceed a "minor non-compliance" designation and violation notices would be sent out very soon to cure such non-compliances. Typically, such issues include damaged AC walls, holes in exterior plaster, and non-compliances that have existed for at least 3 inspection cycles.

The Board agreed that no interest shall accrue on the \$7 homeowner charge which accompanies a violation notice.

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Discussed new rules & regulations. Flowers motion to accept new rules & regulations. Dozier 2nd. Motion passed 6-0. Flowers action to post revised rules & regulations to the webpage.

Discussed car repair policy. Flowers motion to accept car repair policy guidelines. Aguilera 2nd. Motion passed 6-0. Flowers action to post new "Car Repair Policy" to the webpage.

Discussed status of new Spectrum contract. Spectrum has stated the start date will be 4/5/26 and give residents 90 days to switch over to the new equipment.

Discussed purchase and planting of 4 canopy trees to close out the 2 TPD violations. The Vice-President has the action to coordinate their acquisition. The President stated he would actively engage in seeking the purchase and planting of the new trees (3" minimum caliper and 12' minimum height).

Discussed Architectural Review (AR) of existing landscaping of homeowner's front yards. Almost no homeowner has received approval for the landscaping of their yards, which is required by the Deed of Restrictions. The President took photos of all "landscaped" yards. The Board will be approving yards with acceptable landscaping and putting a notice of approval on file for each owner. Those members whose landscaping is not approved "as-is" will be receiving a notification of rejection.

Discussed 1317E request for leniency. Late fees were not waived, but the interest rate was reduced from 18% to 10% based on the homeowner promise to pay \$280 per month until the outstanding balance is paid.

Reviewed actions & issues.

Flowers motion to adjourn. Aguilera 2nd. Meeting adjourned at 1050 hrs.

631 Management Services LLC

Arthur D. Flowers

Association CAM