

The Meadows South Association, Inc.

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BOD Meeting Minutes

Date: Saturday, June 6, 2026

Time: 9:30 AM

Location: North Brevard Library
2121 S. Hopkins Ave
Titusville, FL 32780

Agenda

Meeting called to order at 0930.

Met Director quorum with Taute, Heppler, Dozier, and Smith present or on videoconference.

Flowers motion to approve 4/1126 and 5/18/26 minutes as published to the website. Smith 2nd. Motion passed 4-0.

Directors Aguilera and Marshall joined via videoconference at 0940.

Presented May Manager's report. Discussed the use of Launch Credit Union, issues with 2026 Terminix billing, 631MS files critical to continued MSA Ops, May income & expenses, collections, open actions, and issues. 1321H account collection was discussed at length with no decision.

Discussed possibly amending the *Deed of Restrictions, ¶14: Easements*. Board considered possibly relaxing easement restrictions with regard to fence encroachments. Issued tabled for later consideration.

Discussed the new fence installed at 1305F. Owner to be violated with regard to the fence being installed within the easement. Board gave the owner 2 options: 1) remedy the encroachment immediately, or 2) remedy the encroachment if the Board or membership fail to relax ¶14 of the *Deed of Restrictions*. The Board considered possible waivers and decided no fence encroachment waivers would be approved.

Discussed Zero-Lot Line Maintenance Easements and the Brevard County Municode ordinance, Section 62-1959, Zero Lot Line Subdivisions, (c) Design Standards, (4) Maintenance access easements. As there are 72

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party walls within the Meadows South, every owner of a party wall should be aware they have a legal right to access their neighbor's property (5-feet) to maintain their property.

631 provided a status update of the irrigation system remediation effort.

631 provided insight into the new Spectrum contract. Spectrum will soon send out letters to all residents that their DVR Set-Top Boxes will no longer function come July 2nd. All residents must return their HD set-top boxes (DVR or not) and switch to the Xsumo streaming boxes. Come 7/2, Spectrum will no longer provide cable service to these boxes and all recordings will be erased.

Discussed possibly adding a gate in the east perimeter fence. The Board felt the cons considerably outweighed the pros of such a gate. The proposal was dismissed.

631 addressed illegally parked vehicles in the Meadows South and a recent towing violation notice issued to a guest. No one has the right to utilize a neighbor's parking space without their consent. No person has the homeowner nor Association grasses. All violators will be towed. Director Aguilera to be added as an authorized individual to have C&L Towing remove an illegally parked vehicle.

Smith motion to cancel the July BOD meeting. Dozier 2nd. Motion passed 6-0.

Addressed complaints of fenced-in backyards not being mowed. Flowers motion to pay lawn service provide \$200 per month from March thru September to maintain all residents with fenced-in backyards. Smith 2nd. Motion passed 6-0.

Discussed complaints of grass clippings not being properly cleared. 631 action to work with contractor to keep grass clippings off cars and cleared from parking pads.

631 to have Jack of All Trees perform palm tree trimming and to cut down the dead tree next to the shed.

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631 reminded the Directors of their obligation to annually receive 4 hours of continuing education credits. 631 action to notify the Directors of free training opportunities.

631 took an action from the Board to focus on bubbled and cracking stucco during its next compliance inspection cycle.

Flowers motion to adjourn. Smith 2nd. Meeting adjourned at 1057.

631 Management Services LLC

Arthur D. Flowers

Association CAM