

The Meadows South Association, Inc.

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BOD Meeting Minutes

Date: Saturday, August 8, 2026

Time: 3:00 PM

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

Agenda

Meeting called to order at 3:00 PM.

Quorum verified. Directors Brandon, Aguilera, Smith, Heppler, and Dozier in attendance.

Flowers motion to approve 6/6/26 minutes as published. Brandon 2nd.
Motion passed 5-0.

Flowers presented July 2026 Manager's Report. Discussed 2027 budget and set 9/12/26 for the Budget Adoption Meeting.

Discussed Spectrum overbilling in June and July. 631 Management Services (631MS) is working to resolve the overbilling. Discussed issue of member billing and stated no member should be receiving a unique bill from Spectrum unless they have signed up for additional services (e.g., recording, HULU, Disney+, Paramount). 631MS assigned an action to add a notice to the website. Discussed need for members to turn in their non-functioning DVR boxes to the UPS Store for return to Spectrum.

Discussed Terminix billing issues. 631MS is working to resolve billing issues.

The Board decided to send five Violation Notices (VNs) to the Fining Committee, which will meet on 9/12/26 at 9:30 AM. Recommended fines to be posted. 84 VNs have been issued in 2026. 16 have been cured, 58 have estoppel cure dates, 5 were dismissed by the Board, and 5 remain open. These 5 open VNs will be presented to the Fining Committee on 9/12/26 at 9:30 AM.

80 non-compliances were noted during the last compliance inspection. Members were given cure dates to prevent receipt of a VN. 48 have been

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cured. Evidence exists that 5 non-compliances are in work to be cured. The Board decided to have 631MS issue VNs to members who have failed to cure open non-compliances - as reflected on the website. A \$7 charge will accompany each VN to a member.

Discussed the dumping of bulk items and construction waste at Association dumpsters. 631MS noted Association rules (R&R 760) allow for a maximum \$150 hauling charge for illegally dumped items. 631MS took action to obtain cost estimates for dumpster signage and compost pile fencing.

The Board decided to begin the collections process on 1321G.

631MS reported EFT withdrawals will begin transferring from Community Credit Union to the Association's new Launch Credit Union institution.

Discussed the previous meeting's proposal to amend the *Deed of Restrictions* prohibition against structural encroachments into homeowner easements. Flowers motion to not accept this proposed amendment. Brandon 2nd. Motion passed 5-0. No such amendment will be offered to the membership for consideration.

The Board directed 631MS to issue a VN against the portion of the new 1305F fence, which encroaches into the rear easement.

Discussed lawn service complaints (lack of mowing and blowing of grass onto cars and sidewalks). 631MS took action to contact the Association's mowers and provide an announcement on the webpage.

Approved action to add Director Aguilera (Secretary) to the C&L Towing contract as an authorized agent to approve towing.

Approved action to add Director Smith (Treasurer) to the Association's Launch Credit Union account as an authorized user.

Discussed 631MS action to focus on bubbled and cracking stucco during the next compliance inspection.

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Board decided to rescind the action to re-install the stop sign at Street 1 and the south road.

Announced the annual meeting will be held on January 23, 2027 from 9:00 AM until noon. 1st notice to be mailed by 11/24/26 (60 days). Director candidate forms to be submitted by 12/19/26 (35 days). 2nd notice to be mailed by 1/9/27 (14 days).

Announced the President's unit is up for sale and that an open vacancy exists on the Board. Please consider self-nomination for Board service.

No members desired to speak.

Flowers motion to adjourn. Brandon 2nd. Motion passed 5-0. Meeting adjourned at 4:15 PM.

631 Management Services LLC

Arthur D. Flowers
Association CAM