The Meadows South Association, Inc.

www.msahoa.com

Board Meeting Minutes

Date: Saturday, October 17, 2026 **Time:** 9:30 AM

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

Agenda

Meeting called to order at 9:31 AM.

Director quorum verified. Brandon, Smith, Heppler, Taute, Marshall, and Dozier in attendance.

Flowers motion to approve 9/19/26 minutes. Heppler 2nd. Motion passed 6-0.

631 presented September 2026 Manager's Report. No significant discussion.

Discussed the Leniency Policy created in 2025. Flowers motion to revoke policy. Brandon 2nd. Motion passed 6-0.

Flowers presented 631 property management contract updates for 2027. Contract delivered to President for signature.

Discussed the current lawn care provider and service issues in 2026. Discussed proposals for 2027 service. Flowers motion to select the lowest bidder, Remington Renovation & Restoration, for 2027 lawn care services. Marshall 2nd. Motion passed 6-0.

Discussed revisions to the Billing & Collections Policy. Noted two changes to the proposed 2027 policy and changes to the existing policy. Flowers motion to approve the 2027 policy with noted changes, along with the noted changes to the existing policy. Brandon 2nd. Motion passed 6-0.

Discussed the Association's rules & regulations regarding the dumping of bulk and unapproved items at the dumpsters. 631 noted the recent signs installed at Dumpster 3 and 4, and reiterated rule 760 which would impose hauling charges up to $150.

Reviewed and discussed the proposed Architectural Review & Approval Policy. Noted two changes required. Flowers motion to approve policy. Smith 2nd. Motion passed 6-0.

Discussed the new Spectrum TV & Internet contract. Noted Florida statute 720.309, which gives any member the right to call for a termination vote at the annual meeting. Noted internet service proposals from Wire3 should the Spectrum contract be terminated.

Discussed two proposals to re-landscape the entrances and hedges along SR50. Neither proposal accepted. Board tabled the item for future discussion.

Discussed the existence of the compost pile on the north side of Dumpster 4. Board tabled the item for future discussion.

No issues presented for discussion.

Flowers announced the dates for the 1st notice of the annual meeting (11/24/26), the date for 2027 Director candidate submissions (12/19/26), and the 2nd notice of the annual meeting (1/9/27).

No members desired to speak.

Room cleared for legal discussion among Board members only. Discussed on-going dispute with a member and came to resolution on the matter. Two actions assigned to 631.

Meeting adjourned at 11:14 AM.

631 Management Services LLC
Arthur D. Flowers
Association CAM