

The Meadows South Association, Inc.

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2026 President's Letter

Happy New Year Meadows South Homeowners,

The 2026 annual meeting will be held on January 24th at the North Brevard Senior Center (NBSC) in Titusville. The NBSC is located at 909 Lane Avenue. The meeting will start at 9:00 AM and we have the Gold Room reserved for 3 hours.

No new nominations for 2026 Directorships were submitted, so the 2026 Board will include: Eva Aguilera, Melissa Brandon, David Dozier, David Flowers, Linda Heppler, Sharleen Marshall, Margie Smith, and Jon Taute. Last year, Director Renshaw resigned in February upon the sale of her unit. David Dozier joined the Board in February and Margie Smith joined the Board in April.

On December 17th, the Board signed a contract with 631 Management Services LLC (631 hereafter). The property management cost will be \$600 per month, which is well below the Clover Key contract price of \$3,475 per month the Board was going to approve on November 20, 2024. 631 will be responsible to the Meadows South Board of Directors and will manage the day-to-day activities of the Association. 631 is owned by David Flowers, your association's President who is a state-licensed Community Association Manager (CAM). The President is selling his unit and, once sold, can no longer serve on the Board.

The Board terminated its many-year relationship with our attorneys Clayton & McCulloh. Our new legal counsel is AriasBosinger Law.

Financial Matter

The 2026 monthly dues will again be **\$140**. The 2026 adopted budget was distributed with the 60-day annual meeting notice. This budget can always be found on the website at [**www.msahoa.com**](http://www.msahoa.com). So that you know, HOA boards are obligated to manage to the adopted budget. Once the Board exceeds line-item thresholds, unique authorizations of reserve accounts (or special assessments) are required.

Our longtime bookkeeper, Mary Harvey, resigned in March, and the President (aka acting Treasurer) took over the collection, recordkeeping, and depositing of all monthly dues. This saved the Association the \$300 per month bookkeeping fee as well as a \$65 per month subscription to QuickBooks.

The Board investigated the ability for owners to use an auto-debit feature to submit their monthly dues. Consistently, the charges were \$10/month, 1% of the payment, and a small transaction charge. This feature was estimated to cost the association just over \$300 per month, which the board rejected.

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There are ~30 owners who pay their bills automatically via their financial institution. These checks are sent to our postal box via “bulk mail” and they arrive with no postal date – just an issue date on the check. Payments are due to the association by the 1st day of the month and are considered late if they are received after the 5th day of the month. Beginning March 1, 2026, any checks sent via bulk mail that are dated on or after the 1st of the month will be considered late if **NOT** in the postal box when the mail is collected on the 6th of the month. 631 has no authority to waive any late fees – as the President used to do for these “bulk mail” checks. **Please ensure your checks are dated prior to the 1st of the month.**

The Association began 2025 with \$22,338.91 in checking, \$12,878.41 in savings, and \$89,346.68 in reserves. The Association ended the year with ~\$33,600 in checking, \$13,007 in savings, and \$42,300 in reserves.

Your board made a number of improvements in 2025. The Board paid \$31,295 to Noble Construction to remediate the stormwater basin along Apollo Road. We paid Coomer Concrete \$16,598 (plus \$895 permit) to repair 5 damaged concrete parking pads. We paid Anson Concrete \$6,580 to repair 2 more parking pads. We paid Jack of All Trees \$8,800 for 10 tree removals, tree trimming, and stump grinding. We paid \$1,600 to grind out 23 more tree stumps in the complex and we spent \$8,541 working to remediate the sprinkler system. The Board saved \$800 per month by hiring a new lawn mowing service (\$3000 down to \$2200). In June, the Board approved Orange Pest Control to begin exterior pest prevention services at a cost of \$300 per month. We also painted parking stripes throughout the complex and ground 60+ concrete tripping hazards. We eliminated board meeting costs by holding them for free at the Titusville library.

Your board created a “*Leniency Program*.” The Program allows members who have suffered a significant financial hardship to possibly: 1) delay their monthly dues to a later date, 2) be charged just 5% interest on their outstanding balance instead of 10%, and 3) to have any late fees waived. Any request for leniency has to be presented to the Board, along with an expected repayment plan. The Board has the authority to reject or approve any leniency request. Two such members were able to take advantage of this program in 2025.

Your board created a “*Home Improvement Loan Program*.” The Program allows members to borrow money from the Association at a 5% interest rate. Again, a repayment plan must accompany any loan request. Two members received such loans in 2025 – one for a tree removal (\$900) and the other for a new sidewalk (\$1,300).

The Association conducted its first Fining Committee meeting in December and issued two fines totaling \$75. 631 will manage the implementation of the Fining Committee in 2026 and ensure the Board’s direction to enforce the rules and regulations.

In January 2025, we had 59 members with outstanding balances on their association accounts. As of December, there are only 16 members with outstanding balances. The Association published a *Billing and Collections Policy* and 631 will continue the strict approach regarding the collections of dues and fines in the coming months.

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Telecommunications Contract

In April 2022, our Board signed a 5-year contract with Spectrum for basic cable TV service. Although the base cost only increases 5% each year, the actual cost has increased an average of 15% each year due to increasing “broadcast TV charges.” Spectrum contracts with local affiliates (ABC, CBS, Fox, NBC) for the right to send the affiliates signal via cable (so that you don’t have to have an antenna). As Spectrum has lost clients, these “broadcast TV charges” are passed on to a smaller and smaller group of customers.

The membership, in 2024, voted to revise the By-Laws to state the current contract will run its course through April 2027 – and then seek a reduction in monthly dues. Your Board has sought to get out of the current contract, but we cannot under the language of the current By-Laws. There will be a membership vote, again at the annual meeting, to strike this language from the By-Laws. If struck, the Board may enter into a new “bulk telecommunications services” contract.

There are two proposals under review. One with Spectrum and the other with Wire3.

Spectrum

In 2027, Spectrum will do away with the “control boxes” you currently have. These boxes will all be replaced with digital streaming **Xumo** boxes. Spectrum has offered the Association a price of \$46 per month, per unit, for a combined digital TV streaming and internet service. Our 2026 price for just basic cable TV is estimated to be \$74.41 per month, per unit.

TV Stream, with a 90+ channel line-up, has been offered along with a 1-gbps internet service. Spectrum has included 1-year of free cell phone service for every member, along with a cash incentive of \$15,700 to the Association. The obvious drawback to this deal is the lack of local affiliates (ABC, CBS, Fox, NBC) on *TV Stream*, but the Association would use the cash incentive to buy all members a 4K antenna.

Wire3

Recently, a Wire3 contractor routed fiber internet cable throughout the complex. A few members have already switched from Spectrum to Wire3 internet. Wire3 offers a 1-gbps internet speed for \$49.99 per month to everyone. However, Wire3 has offered the Association a 5-year contract for 1-gbps for just \$25.99 per month, per unit.

Your Board will be seeking your input at the annual meeting on both offers. Both Spectrum and Wire3 have been afforded an opportunity to send a representative to the annual meeting.

DVC and Limited Proxy

We will vote at our annual meeting to revise our By-Laws. The Board recommends four changes: 1) to repeal the “bulk telecommunications” restriction, 2) to add exterior pest control, 3) to restrict Officers to only Titusville residents, and 4) to reduce the number of rental units allowed from 64 to 61 (41% to 39%). Included with this letter is the

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Designated Voter Certificate (DVC) and the *Limited Proxy Form*. If there is more than one owner of record on your unit, the *DVC* must be filled out and turned into 631 (or the Secretary) before or at the meeting – as only one unit owner is allowed to cast a vote. If you cannot attend the meeting, you may fill out the *Limited Proxy Form* which will allow your designee to vote on your behalf. *DVCs are not included in mailings to only 1 owner of record.*

Irrigation System Remediation

Your Board spent considerable time and money restoring functionality to the Meadows' sprinkler system. Although much was accomplished, much still needs to be done. Our website provides a detailed listing of the work performed in 2025, along with the costs incurred. Of special note is the elimination of the main control panel from the system, which has been replaced with battery-operated timers at each of the 42 solenoid valve complexes. Members are reminded they are not allowed to alter the timers and that any sprinkler system issues should be reported to 631mgtservices@gmail.com or Mr. Kevin Wright at 321.652.5951.

2026 Look-Ahead

The Board issued a number of updates to the Association's rules & regulations. 631 intends to strictly enforce them all – especially including the removal of illegally parked cars, fines for dumpster violations, and fines for noxious behavior toward other members.

631 will manage the continued remediation of the irrigation system. The goal is to have the entire system fully functional by the end of March.

I assert the single biggest way to increase our property values is to have beautiful lawns and landscaping (assuming the buildings are maintained). As such, I will strive to convince the Board to upgrade our grasses from Bahia & weeds to either St. Augustine or Zoysia and add some beautiful palms and other shrubs to our common areas. However, we should not incur such expenses until the irrigation system is proven functional.

Other 2026 projects for consideration include:

- Removing and replacing the current sprinkler control panel enclosure
- Pressure washing of the concrete parking pads
- Repair of 25+ unsightly asphalt damages to our streets
- Remediation of the west retaining wall

I look forward to seeing you all at the annual meeting and encourage you to participate in the monthly Board meetings. You will always have a chance to voice your issues, complaints, or even praise.

Thank you all,

David Flowers

President, The Meadows South Association, Inc.