

Titusvillage News

A short collection of current and upcoming issues.



Titusvillage Section One's Homeowners' Association Newsletter

Summer/Fall 2014

Annual General Membership Meeting

Wednesday, October 22, 2014 at 7 PM

Titusville YMCA Meeting Room-Corner of Harrison and Park

Apathy Conquers Dedication

Only a few owners were able to observe first-hand the final head (and proxy) count at this year's annual membership meeting. In spite of the time spent organizing, reserving the room, producing a newsletter, preparing the meeting announcement sign, and collecting proxies, there weren't enough votes to validate the meeting per the state of Florida and association by-laws. All it takes is 30% of the current owners-in-good-standing and we still came up about 10 short...out of 88 owners!

One of the greatest features of a Democracy is the freedom it provides. That is also its greatest weakness. Human nature seems to provide enough avoidance behaviors to keep people home for elections of all sorts but not enough to quell criticisms of those things people chose not to vote upon. Homeowners' association offices and elections are notoriously avoided; it's one of those jobs that no one wants to do. Deed restricted communities are established when they are built and Titusvillage is no exception. The rules and restrictions were designed for the benefit of every owner, and the homeowners' association has the responsibility of collecting the needed funds to administer the services and see that the neighborhood is maintained.

Every owner has an investment to protect as well as a lifestyle. As long as the neighborhood is attractive to buyers, the value of the property is retained. In order to remain attractive, the general maintenance must be maintained and the interdependence recognized and accepted. It only takes a few owners to bring the overall attractiveness down. Everyone must meet their responsibilities, whether they reside in their property or rent it to others.

Some owners have pledged to work at getting better participation at the make-up meeting being scheduled in October. You may find them knocking at your door to collect the needed proxies. Returning proxies is participation at the most minimum level. The next step, is physically attending to discuss your concerns. Even bolder is to volunteer to run for office...there hasn't been competition for any position on the Board of Directors for many years. Some current Board members can count a decade of service to the neighborhood in spite of the time and effort required. What have the other 95% of owners contributed?

If you wish the Association to go away...first check the uneven quality of neighborhoods without any restrictions or enforcement organizations. It's YOUR neighborhood, YOUR lifestyle, and YOUR investment.

John Bonggren, outgoing President

2014 Annual General Membership Meeting

PROXY Vote Authorization

I, _____, owner of
(Print OWNER'S name)

_____, hereby authorize
(Titusvillage Address)

_____, the bearer of this proxy, to vote, in my
(Print BEARER's name)
stead as needed, at the 2014 Annual General Membership Meeting of the Titusvillage Section One
Homeowners' Association. (Clip and send to HOA or give to a local designee.)

Owner's Signature: _____ Date: _____

If you cannot attend, you can give this proxy to someone to represent you at the meeting. Please remind your choice to attend. Another option is to mail this proxy to any of the current Board members as listed below. c/o Titusvillage Section 1 Protective Homeowners' Association

PO Box 563, Titusville, FL 32781-0563

Board of Directors:

President:	Vice-President	Treasurer	Secretary	ARC Chair & Mowing/Spraying
John Bonggren	Vivian Freeman	MaryAnn Colquhoun	Becky McClain	Rick Copeland

and: Neil Johnson and Sharon Willman on the Architectural Review Committee, and Beth Bonaccorso

Current Happenings!

In light of the management challenges of the past few years, the specter of hiring a management company has grown more viable. When participation becomes such a disappointment, steps have to be taken to preserve the neighborhood. This topic has been mentioned over the last couple of years in newsletters and Board meetings and only the Board members seem to have any concerns. Management firms are hired to care and are paid well for that. What you lose is a more personal touch and flexibility.

Early estimates set the price at roughly \$1,000 a month. Attempts are being made to get a management representative to attend the annual meeting to explain the details, procedures, and actual price tag. Dues would be raised to accommodate the cost although there are association limits as to the annual increase amount allowed. I would assume that those limits would be met for the next few years. Dues are set by the Board of Directors and typically without any other owners caring to provide any input.

All of the Association documents are available online at our website Titusvillagesection1.com along with other tips on maintenance and services. Those same documents were to be presented by the title agencies upon purchase but it would appear that those services are inconsistently provided. There are responsibilities that accompany ownership. We are all in this together.