Notice of Meeting

Titusville Section One Protective Association, Inc.
Board of Directors Meeting
February 24, 2015 @ 7:00 P.M. (Tuesday)

The meeting will be held in the conference room of:

Collins Realty Group, Inc.
3880 S. Washington Ave., Suite 232
Titusville, FL 32780

Order of Business:

1. Roll Call of Directors – Establish Quorum – Call to Order

2. Reading or waiver of minutes from previous meeting
   A. January 20, 2015
   B. November 12, 2014
   C. October 22, 2014

3. Treasurer’s Report – Management
   A. January 2015 Financial Report
   B. Resolution for the bank

4. Correspondence

5. Manager’s Report

6. Old Business

7. New Business
   A. 2015 Budget Preparation

8. Adjourn
Meeting called to order by Amy Williams

Members present: Amy Williams, Ricky Copeland, Neil Johnson, Mary Ann Colquhoun, and Vivian Freeman

- Meeting with Collins Realty Group, Inc. to discuss responsibilities after transition to a management company.
- Discussion of purchased units in the community,
- Jack O’Neal’s tree problem on DiPol
- Terri Lewis’-possible purchase of unit
- February 2, 2015 Collins Realty Group will be taking over management of Titusville Section One Protective Association, Inc.
- Contact Lawyer regarding Mr. Lett’s pass dues and foreclosure
- Look into getting a sign for the community stating that the community is a deed restricted community that prohibits solistration
- Lawn care problems and paint code
- A property Transfer Checklist dated for February 2, 2015 was provide by Collins Realty Group, Inc.
Titusvillage Section One Homeowner’s Association
Meeting Minutes for November 12, 2014 @ 7:05pm

Meeting called to order by Amy Williams

Members present: Amy Williams, Ricky Copeland, Mary Ann Colquhoun, Robert Payette, Neil Johnson and Vivian Freeman

* Amy Williams provide board with agenda for meeting
* Gave Mr. Collins of Collins Realty Group, Inc. the floor to discuss
HOA/Condo Management for Titusvillage Section One Homeowner’s
Association. Mr. Collins referenced his clients: Bent Oak, Spanish Oaks

Mary Ann had questions about the following:
* Taxes and report preparations
* Payment choices that were available
* December billing already complete
* Would we keep the same lawyer?
* Would they handle newsletters?

Rick had questions about the following:
* How would the walk through occur and how often would they be
completed. Concern about how the management company would enforce the
rules.
* How would residents know that the management company had the right
to be on the property and how would those completing the walk through
identifying themselves? What type of fine system would be set up?

After Mr. Collins’ presentation, Regular business was up for discussion.

Mary Ann began the discussion about board finances-debt cards; operating
account; computer/printer/software including $375.00 for taxes by
accountant.

The board discussed lighting concerns in the Titusvillage Section One
community and thinking about getting additional lighting.

Tabling the discussion about hiring a management company and scheduling
the next meeting January 20-2015 to discuss the possible transition to a
management company. Meeting was adjourned.
Titusville Section One
Homeowners Association
Board Meeting October 22, 2014

Present: John Bonggren, Neil Johnson, MaryAnn Colquhoun, Ricky Copeland, Vivian Freeman, Becky McClain, Beth Bonaccorso, Amy Williams, Bob Payette
(complete list of attendees available on sign in sheet)

Welcome to the YMCA by Y Staff member.

Welcome to the Annual Meeting by John Bonggren.

Treasurer Report – Mary Ann Colquhoun
- written report provided to members
- financial are furnished by accountant
- state of Homeowners association discussed
- financial status excellent
- three or four owners cannot vote or hold office due to delinquent dues.

Report on Arc
- inspection to made in four weeks
- letter will be sent to owners needing paint or other improvements as a notice to correct problem.
- more owners need to be more involved in keeping their property up.
- Boarded windows have been addressed and windows have been ordered.

Presentation by Sue Stewart Sentry Management
- discussed following property management
- collection of dues
- type and frequency of visits made to property
- link of Association web site to their site
- financial reviews
- CPA fee
- lawyers role
- HOA expectations will be addressed by working with the Board
- one year contract
- cost accounting $350 monthly
  office $650 monthly
- attends meeting and takes minutes
- compliance with required documents and regulations
Discussion:

- 88 units and owners are responsible for upkeep
- all income is deposited to HOA account so various vendors can be paid
- notice to owners is accomplished by: 1. first letter
  2. Second letter
  3. Third by attorney and fee will be charged To owner.
- references from Sentry will be provided

Presentation from Sentry completed.

Discussion of impact regarding management company

- will make Board job easier
- will give up some control
- By Laws require 3 Board members (MaryAnn will confirm)
- year end summary reports are provided to owners regarding financial status
- current assets $72713.16 suggestion that HOA cover management fee for one year. This was approved.

New Board election

- Nominations for Board Members
- Neil, Vivian, Ricky, Beth volunteered to stay on Board

New Board members
- Amy Williams – president
- Bob Payette – vice president
- Vivian Freeman – sec/treasurer
- Ricky Copeland – arc committee

Miscellaneous reports:

Bob Payette reported new Web site and Message board was up and working.

Vivian will continue research on signs.

Sentry will meet again with Board

Letters to be sent to members regarding meeting.
Mary Ann will meet with management company regarding new budget.

Meeting adjourned at 8:15 pm.