

VILLAGE SQUARE OF TITUSVILLE CONDOMINIUM ASSOCIATION, INC.

P.O. BOX 15 – TITUSVILLE, FLORIDA 32781-3033

NOTICE

A regular meeting of the Board of Directors of Village Square of Titusville Condominium Association, Inc. will be held at the following time, date and place:

6:30 P.M. – TUESDAY – APRIL 12, 2011 CLUBHOUSE

AGENDA

- I. ROLL CALL
- II. READING OF POSTED NOTICE AND AGENDA
- III. READ OR WAIVE READING OF THE MINUTES
- IV. OFFICER REPORTS
- V. MANAGER REPORT

UNFINISHED BUSINESS

- I. PLACE ORDER WITH AT&T: BUSINESS TELEPHONE LINE -\$50/MONTH; UNLIMITED LONG DISTANCE - \$20/MONTH; DESIGNATED FAX LINE NUMBER - \$10/MONTH; PURCHASE SPEAKER PHONE FOR TELECONFERENCING
- II. ADDITIONAL REPAIRS/MODIFICATIONS TO R/R OF B 1685

NEW BUSINESS

- I. DISCUSS CHANGING ASSOCIATION ATTORNEY AND CPA
- II. ANNUAL TREE TRIMMING
- III. HARRISON STREET BARRIER WALL REPAIR RESULTING FROM ACCIDENT
- IV. DISCUSS ACQUISITION OF VACANT LOT(S) FOR RECREATIONAL USE AND OVERFLOW PARKING
- V. RESCIND THE MOTION ADOPTED AT THE MARCH 15, 2011 MEETING TO PROHIBIT FIRE PITS AND GAS GRILLS
- VI. ADJOURNMENT

**VILLAGE SQUARE OF TITUSVILLE CONDOMINIUM
ASSOCIATION, INC. –REGULAR MEETING
APRIL 12, 2011**

The Board of Directors of Village Square of Titusville Condominium Association, Inc. met in regular session on April 12, 2011. The meeting was called to order at 6:30 p.m. by President Paulette Guthrie. Also present were Vice President Vern Groe, Secretary Carolyn Rigerman, Treasurer Doris McDowell, and Assistant Secretary Evelyn Foley. Also present was Doug Seeley, Property Manager. A quorum was established.

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READING OF POSTED NOTICE AND AGENDA – MOTION: Secretary Rigerman moved to waive the reading of the posted notice and agenda, seconded by Assistant Secretary Foley. Motion passed on 4 yes vote (President not required to vote).

READ OR WAIVE THE READING OF THE MINUTES. MOTION - Assistant Secretary Foley moved to approve the minutes of the January 11, 2011 Annual Meeting, January 11, 2011 Organization Meeting, February 8, 2011 and March 15, 2011 minutes as corrected. Seconded by Vice President Groe, the motion passed on a 4 yes vote (President not required to vote).

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OFFICER REPORTS: President Guthrie reported 1) her March invoice for mileage was \$33.55 for the period of March 1, 2011 thru March 31, 2011 for a total of 61 miles, 23 round trips from 1595 Date Drive to Village Square Office @.55 cents a mile 2) there was a motor vehicle accident on Harrison Street early morning of March 27, 2011 which resulted in the death of the young man who was operating the motorcycle. A portion of our barrier wall was damaged. Efforts have been made to contact the victim's family regarding his insurance coverage. We have a \$5,000 deductible. Memorabilia was removed from the grassy area and wall on April 7th. The items, except the fresh flowers, were placed in the shed for the time being. Tree Top Rangers (Dale Cornish) removed most of the debris for a cost of \$120 on April 7th. Several masons have been called; some have not returned calls. Coomer Concrete set time and date to look and provide estimate for the repair, but did not show up. Rod Simpson, who was working in my neighborhood, does masonry work and claims to be insured and licensed under a general contractor. He has contacted the City who told him that to rebuild the wall will require a city permit and submission of a stamped architect's drawing. Aside from the cleanup of the debris, this may be a repair that will be a "slow go" to completion. Rod Simpson plans to present a bid for the wall but it has not been received yet. 3) The Financial Statements for the year ending December 31, 2010 have been received from Rodney S White, CPA. On March 28th, the final payment of \$1,490 was made to Rodney S. White, CPA, for the preparation of the 2010 Financial reviews and tax preparation. 4)Space Coast Fire & Safety performed the annual maintenance inspection of 56 extinguishers on April 1st at a cost of \$332.84. 5) J&E Irrigation has replaced 3 valves. The pump has been wired into the irrigation timer and when the timer is NOT in a run mode, the pump is OFF also. The system can be turned off at the timer control; we don't have to throw the circuit breaker to shut down. J&E continues to work on the system and no cost is known at this time. 6) On March 31, Brevard Electric Services Inc. installed three (3) hardwired smoke alarms with battery backups in each of the eight units at B1795 for a cost of \$1,064. 7) M&P Painting caulked B1685 in preparation for painting at a cost of \$1,200. 8) The new pool vendor, J&H Pool Service, begins Tuesday, April 19th. Days of service are the same: Tuesdays and Fridays. 9) Leader Construction & Roofing was paid \$2,900 on March 20th for the post and beam repair at B1685 units 155/255. 10) Bank of America, owner of record for unit #127, begun water damage related remediation of the unit. **MOTION – Treasurer McDowell moved to accept the President's report, seconded by Secretary Rigerman. The motion passed on a 4-yes vote (President not required to vote).**

Vice President Groe – Reported that he has been inspecting units to make sure they have at least battery operated smoke detectors and that they are working. He is finding that one or two units in buildings inspected have ones that are not working. He should have the log work completed by next week. The next quarterly inspections should begin in July. He also presented information that according to NFPA 101 only one single-station hard wired smoke alarm is required instead of the 3 the Board previously approved. VP Groe moved that only 1 hard wired smoke alarm be required as opposed to 3. Seconded by Treasurer McDowell, the motion failed on a 3-no (Foley, Guthrie and Rigerman) 2-yes (Groe and McDowell).

VP Groe reported his mileage to attend Directors Certification in Maitland of 99 miles for a total of \$49.50 **MOTION:** Secretary Rigerman moved to approve the mileage reimbursement, seconded by Assistant Secretary Foley. Motion passed on a 4-yes vote (President not required to vote).

Treasurer's Report – Treasurer McDowell gave the Treasurer's Report as of the end of March.

Assistant Secretary Foley reported that 2 leases and 1 sale have been approved.

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UNFINISHED BUSINESS

- I PLACE ORDER WITH AT&T: BUSINESS TELEPHONE LINE - \$50/MONTH; UNLIMITED LONG DISTANCE - \$20/MONTH; DESIGNATED FAX LINE NUMBER - \$10/MONTH; PURCHASE SPEAKER PHONE FOR TELECONFERENCING. MOTION:** VP Groe moved for approval, seconded by Treasurer McDowell. Motion passed by 4 yes vote. VP Groe will take care of this.
- II ADDITIONAL REPAIRS/MODIFICATIONS TO R/R/ OF B 1685 – MOTION:** Secretary Rigerman moved to approve the proposal from Lytle Contracting in the amount of \$1550. Seconded by Assistant Secretary Foley, motion passed on a 4 yes vote.

NEW BUSINESS

- I DISCUSS CHANGING ASSOCIATION ATTORNEY AND CPA – No action**
- II ANNUAL TREE TRIMMING – MOTION:** Secretary Rigerman moved to approve the proposal from Tree Top Rangers for – 48 Palm Trees palm fronds and loose boots around head trimmed at \$19 each and to cut down, stump grind and haul away the yellow pine tree in the rear of B1685 for a total cost of \$1562. Seconded by Assistant Secretary Foley, motion passed on 4 yes vote.
- III HARRISON STREET BARRIER WALL REPAIR RESULTING FROM ACCIDENT –** A letter will be written to family of accident victim regarding insurance and proposals for repair are being solicited.
- IV DISCUSS ACQUISITION OF VACANT LOTS FOR RECREATIONAL USE AND OVER FLOW PARKING –** Informational item regarding the lots that are owned by Coastal Bank. Something the Association may want to consider in the future.
- V RESCIND THE MOTION ADOPTED AT THE MARCH 15, 2011 MEETING TO PROHIBIT FIRE PITS AND GAS GRILLS. MOTION –** Secretary Rigerman moved to rescind the March 15, 2011 motion to prohibit fire pits and gas grills. Seconded by Assistant Secretary Foley, motion passed on 4 yes vote. Secretary Rigerman moved to prohibit fire pits in the common areas, seconded by Assistant Secretary Foley, motion passed on 4 yes vote.

ADJOURNMENT – The meeting adjourned at 8:50 p.m.