

**VILLAGE SQUARE OF TITUSVILLE CONDOMINIUM
ASSOCIATION, INC. –REGULAR MEETING
FEBRUARY 8, 2011**

The Board of Directors of Village Square of Titusville Condominium Association, Inc. met in regular session on February 8, 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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OFFICER REPORTS: President Guthrie reported the following: 1) Environmental Health Inspector gave a satisfactory grade on our pool inspection performed on January 28th; however, there were some violations. The pool was re-inspected on February 4th and it was noted that two violations had been corrected but three remained outstanding and need to be corrected by the next routine inspection. 2) Rodney White, CPA has been engaged to prepare the Financial Review for 2010 and the tax return. The cost for the review is \$2500 and \$240 for the tax return preparation. 3) Orange Plumbing was called to check for a leak on the water line to B1745/220 on February 2nd. Diagnostic test report was there was no leak on the line – cost \$75. On February 3rd, slow moving water drops were leaking from above into the light switch at #120 – the wet drywall in #220 entry hall closet was removed a slow leak on the water supply line to the water heater was evident. Water damage repair to both units are underway. 4) Notices were taped to entry doors at B1685 and B1705 on February 5 and 6 providing more than 48 hours' notice that Brevard Electric Services would be on site February 8th and 9th to begin the installation of up to three hardwired smoke detectors with battery backup in each condo unit at 1685 and that Brevard Electric would return on February 10 and 11 to install up to three hardwired smoke detectors with battery backup in each unit at 1705. The new smoke detectors were installed in B1685 this date with the exception of #254 who has told the Property Manager that she will reschedule the work in her unit at a later date and at her expense. Work began at approximately 8:45 am and new alarms were installed in nine units in less than four hours. 5) Alan Allard has been added to the lease/rental application for unit 248 and Jason Pereira was added to the approved 2007 sales application for unit 247 after requested information was provided for association records. The \$50 fee for changes in the occupant makeup of these units was waived. 6) Secretary Carolyn Rigerman will resume posting meeting notices rather than the Property Manager, Assistant Secretary Evelyn Foley will remove the meeting notices from the bulletin board and return notices to the office for receipt by the Secretary and Treasurer Doris McDowell will make the bank deposits.

Treasurer's Report – Property Manager Seeley gave the Treasurer's Report and an update of the units that have liens or are in foreclosure.

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UNFINISHED BUSINESS

Smoke Detectors – Consider Cost Options – Discussion took place regarding the cost to install smoke detectors in each unit – approximate cost could be \$2000 per building and how to pay for same. Various ways to pay were discussed such as assessing each unit, taking funds out of reserves and operating funds. It was the consensus of the board that bids be solicited for the installation of the smoke detectors. After discussion, Treasurer McDowell moved that we hold off action for now until further information is received. Seconded by Vice President Groe, the motion passed on a 4 yes vote (President not required to vote).

NEW BUSINESS

R/R B1685 – Bids were reviewed for the R/R of B1685. After review, Secretary Rigerman moved to award the bid for the siding to Leader Construction and Roofing Co. in the amount of \$24,600 and the painting of B1685 to M & B Painting, Inc. in the amount of \$7950. Seconded by Assistant Secretary Foley, the motion passed on a 4 yes vote (President not required to vote).

Adjournment – The meeting adjourned at 8:10 p.m.