

**VILLAGE SQUARE OF TITUSVILLE CONDOMINIUM
ASSOCIATION, INC. – ANNUAL MEETING
JANUARY 11, 2011**

The Board of Directors of Village Square of Titusville Condominium Association, Inc. held the annual meeting on January 11, 2011. The meeting was called to order at 6:30 p.m. by President Paulette Guthrie. Also present were Vice President Evelyn Foley, Secretary Carolyn Rigerman, Treasurer Doug Seeley, and Director Elizabeth Gosnell. A quorum was established.

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Certifying of proxies – Treasurer Seeley verified that 53 proxies had been received by mail and four were received at the meeting tonight. He also verified proof of the first and second notice to membership.

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Minutes – Secretary Rigerman moved to approve the minutes of the December 7, 2010 Budget Meeting and the December 7 Regular Meeting as submitted. Seconded by Director Gosnell, the motion passed unanimously.

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OFFICER REPORTS: President Guthrie reported the following: 1) At the December 7, 2010 meeting it was reported that 71 exterior metal doors were painted at a cost of \$710; the count/amount was incorrect – 61 doors were painted for a cost of \$610. 2) On December 22, 2010, Statewide Condominium Insurance, our agent in Vero Beach, FL, notified the board that our General Liability Carrier, Western World Insurance, had two “mandatory recommendations.” The first was that we provide certificate that our pool was in compliance with the 2008 Virginia Graeme Baker Act. Our vendor, Price-Rite Pool & Spa provided that compliance certification. Compliance with the second “mandatory recommendation” which requires the Association to have all unit smoke detectors hardwired into the buildings’ electrical systems with battery backups will take some time and funds to achieve compliance. We were further noticed that failure to comply could result in Direct Notice of Cancellation. Doug Seeley will give more details in his report. 3) Hurricane shutters were reinstalled at B1755/129 for a \$90 service charge – total cost associated with the removal/reinstall was \$390. 4) A-1 Locksmith repaired pool gate lock for a cost of \$86.20. 5) Steve Erwin primed, painted and hung two new metal exterior doors, removed existing locksets and reinstalled same on new doors at B1695/139 and 141 for a cost of \$150. 6) On January 5, 20100 Leader Roofing & Construction reinstalled three soffit vent covers which had fallen out of the soffit and checked to make sure all of the vent covers were sufficiently secured at B1755 – no charge. 7) Two 12”x18” Please Clean Up After Your Pet signs were purchased for a cost of \$64; two 1-1/2”x1-1/2” aluminum posts with caps 6’ high on which to attach the pet signs cost \$82. Two mini-signs – No Trespassing – non-reflective were bought for a cost of \$62. Total cost was \$208. These signs were purchased after receiving additional complaints about unit owners who do not clean up after their pets and a report that three grown men were seen climbing the 6’ fence to exit the pool deck. 8) Doug Seeley has been requested to report HIPM expenses; December expenses should be reported this evening. Going forward HIPM expenses should be reported in the Manager’s Report at the regularly scheduled monthly board meetings.

Treasurer Seeley gave an update on the liability insurance situation. The requirements for the smoke detectors to be hard wired with battery back-up - 1 in each bedroom and 1 in the general area. It is possible that the cost may be spread over a three year period or the funds taken out of reserves. He will have more information at the next meeting.

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Appointment of Election Inspectors – The following were appointed to count the ballots – Geri Polk, Keith Edgecombe and Bill Sederlund. The result of the election was as follows: Vern Groe, Paulette Guthrie and Carolyn Rigerman received the three highest votes. There was a three-way tie between Evelyn Foley, Elizabeth Gosnell and Doris McDowell. Elizabeth Gosnell removed her name and Evelyn Foley and Doris McDowell then became the fourth and fifth members of the board.

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Adjournment – The meeting adjourned at 7:45 p.m.

VILLAGE SQUARE OF TITUSVILLE CONDOMINIUM
ASSOCIATION, INC.
ORGANIZATIONAL MEETING – JANUARY 11, 2011

The newly elected Board of Directors of Village Square of Titusville Condominium Association, Inc., held an organizational meeting immediately following the election of officers on January 12, 2011. The meeting was called to order at 7:50 p.m. Present were Evelyn Foley, Vernon Groe, Paulette Guthrie, Doris McDowell and Carolyn Rigerman. Also present was the property manager, Doug Seeley of Hemisphere Island Properties Management.

The purpose of the meeting was to determine the officers for the 2011 year. The following officers were elected:

President – Carolyn Rigerman nominated Paulette Guthrie for President, seconded by Evelyn Foley. There were no other nominations for President. Paulette Guthrie was unanimously elected President.

Vice President – Doris McDowell nominated Vernon Groe for Vice President, seconded by Carolyn Rigerman. There were no other nominations for Vice President. Vernon Groe was unanimously elected Vice President.

Treasurer – Paulette Guthrie nominated Doris McDowell for Treasurer, seconded by Carolyn Rigerman. There were no other nominations for Treasurer. Doris McDowell was unanimously elected Treasurer.

Secretary – Paulette Guthrie nominated Carolyn Rigerman for Secretary, seconded by Evelyn Foley. There were no other nominations for Secretary. Carolyn Rigerman was unanimously elected Secretary.

Assistant Secretary – Carolyn Rigerman nominated Evelyn Foley for Assistant Secretary, seconded by Paulette Guthrie. There were no other nominations for Assistant Secretary. Evelyn Foley was unanimously elected Assistant Secretary.

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Meetings days and times were discussed. It was the consensus of the Board to meet on the second Tuesday of the month at 6:30 p.m. The first meeting will be February 8th.

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It was the consensus of the Board to hold a special meeting to discuss smoke detectors in units. The meeting will be Tuesday, January 18th at 6:30 p.m. in the clubhouse.

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There being no further business before the Board, the meeting adjourned at 8:05 p.m.