

**MINUTES of the
Village Square of Titusville Condominium Association, Inc.
Board Meeting
held Monday, March 20, 2017**

Call to Order / Establish Quorum: The meeting was called to order at 2:59 pm in the clubhouse. Board members present: President Brenda Dowd, Secretary/Treasurer Betty Conant and Director Al Flotre. Michelle Davis with Reconcilable Differences was also present, as were 16 owners.

Approve Minutes of the November 11, 2016 Budget Meeting: Betty motioned to approve these minutes as written and posted on the website. Brenda seconded, all in favor.

Approve Minutes of January 26, 2017 Organization meeting: Betty motioned to approve these minutes as written and posted on the website. Brenda seconded, all in favor.

Financial Report: Michelle reported that as of February 28, 2017, the Association has \$79,753 in the Operating Account and \$386,525 in the various Reserve Savings accounts and CD's. The association is \$1,370.00 under budget year to date. We do have \$2,575 in accounts receivable. Most of those are people who did not sign up for Paylease yet.

Old Business:

- Flag Pole: Installed by volunteers for about \$256 in costs. This saved over \$700 in contractor costs, and we just wanted to say thank you in the minutes to those volunteers!
- Amendment Voting Update: p84 out of 104 owners participated.
 1. 3rd party Responsibility at Foreclosure Sale: This vote passed with 80 yes and 4 no votes.
 2. Pet Weight & Number Restrictions: Passed with 70 yes and 14 no votes.
 3. Doggie DNA: Passed with 51 yes and 32 no votes, but the board agreed not to start this yet. We are finding that some droppings are from guests' pets or pets of owners who do not live at Village Square.
 4. Housing for Older Persons: This did not pass; 38 owners voted yes, but 46 voted no. This was a vote to become a 55 and older community so that children would not be able to live full time at the property, but it did not pass.
 5. Number of Units One Entity Can Own: This vote passed with 68 yes and 16 no votes. Once recorded, a single entity cannot own more than 2 units.

New Business:

- **Solar heating option at pool:** Al and other volunteers have spent \$409 on materials and only need to spend approximately \$200 more to have an electrician connect the timer and add a plug. The association has plenty of money in pool funding if we needed to vote and use reserves, but currently, they believe operating funds are sufficient to cover all costs. Al said this should raise the temperature by about 6 degrees, and if more solar panels are needed, it would cost approximately \$275 to add more. Although the committee had a large number of owners sign in favor of solar heating, management said printed and signed approval is needed to make this change legal. Therefore, Betty motioned to mail out a written consent vote to owners to add solar heating to the pool. Al Flotre seconded, all in favor.

- **Roof Replacement at 1745:** The wind mitigation inspections were recently done, and while they were here, the company inspected inside all of the attics for water leaks. All buildings except one were found to be in “good” condition, with more than 5 years of life left. Only one, building 1745 was rated in “fair” shape, and this was one we expected to replace in the next couple of years. It is not leaking now, and was last replaced in 2000. The report said there was some damage to the clubhouse roof from the last hurricane, and we are not sure when that roof was put on. Michelle has one bid and will obtain another, but current bid is \$24,000 for building 1745, and the clubhouse roof replacement would cost \$10,000. There are funds saved in reserves, so there would not be a special assessment to cover the work. A resident said there were fascia problems with buildings 1785 and 1795, so management will contact the roofer for warranty work on these newer roofs.
- **Roof Repairs at many Other Buildings:** The inspection reported some areas of other roofs had lifted in the hurricane and needed repairs. Michelle will get a bid to repair all needed areas as well as replace the two roofs. Brenda motioned to approve the replacement of 2 roofs and repairs on others, once a second bid has been obtained, and to use reserves to cover the costs, not to exceed \$40,000. All seconded, all in favor.
- **West retaining wall:** Some residents felt the wall between Spanish Oaks and Village Square should be painted, but it was repaired and painted in 2012, so should not need a full paint job again so soon. Dennis will be asked to clean the rust-looking sprinkler water stains off the wall.
- **Wind Mitigation Forms Recently Completed:** Michelle stated that these new forms are on the website, and owners or their insurance agents can go online and print them out to obtain credits on their personal condo insurance policies.
- **H06 Condo Insurance Policies:** Manager reiterated that while Florida Statute no longer requires condo owners to have insurance, it is a vital and relatively inexpensive item. Condo insurance law states that owners cover their own damage, whether their fault or not, so, especially if you are on a first floor, it will cover you in case of a water leak above, and condo H06 policies also cover \$2,000 of any special assessment billed to you after catastrophic damage.

Owner Input: An owner complained that the sprinkler company just turns on the irrigation water and peeks around the buildings to see if the water is running. One owner had to dig out a sprinkler that had grass grown over it. Management asked owners to tell maintenance man Dennis where a broken or non-working head is, and he will flag it for Jody’s next visit. Another owner said the water hits their front door. Manager said contractor comes once per month to test, and then his contract is unlimited extra visits if needed. Manager will meet with contractor to walk the property and check on dry areas.

Set Next Meeting: If a meeting is needed, we will post the agenda at least the required minimum 48 hours in advance. If nothing requires action before then, the next meeting will be a budget meeting in the fall.

Adjournment: There being no further business, the meeting adjourned at 3:30 pm.

Respectfully submitted,

Michelle Davis, CMCA, AMS, CAM #17226
Community Association Manager
Reconcilable Differences, Inc.