

# HOMEOWNERS ASSOCIATION OF SISSON MEADOWS, INC.

## BOARD OF DIRECTORS' MEETING

Monday March 2, 2026, at 6:00 p.m.

Titusville Public Library 2121 S Hopkins Ave Titusville, Florida 32780

Virtual / Call In Access made Available

### MEETING MINUTES

**Attendees:** Mike White, Richard Woods, Ken Tuebner  
**Sentry Community Association Manager** – Beth Conner LCAM

Mike called the meeting to order at 6:14 PM.

**Approval of Meeting Minutes** – Mike motioned to approve the minutes of the January 2026, meeting as written. Ken 2<sup>nd</sup>. After discussion the motion passed unanimously.

**President's Report** – Mike- cleaned inside of lighthouse and installed shed for holiday decorations. Closed out storage facility saving the association approximately \$1300 for 2026. The cold weather has affected some plants. Robertson's recommended waiting till late March/April to see if they will come back.

**Officer's & Director's Report** – No Officer's or Director's reports offered.

**Management Report** - LCAM Beth Conner- reviewed managers report. Mike motioned to have account 00J011 move to the next step in collections. Dick 2<sup>nd</sup>. After discussion the motion passed unanimously.

**Committee Reports/Architectural Review** – No report given.

**Unfinished Business**- None

### New Business-

- 1. Board Organization:** Mike motioned to nominate Marie Miller to the Board. Dick 2<sup>nd</sup>. After discussion the motion passed unanimously. Mike motioned to nominate Clint Rubianes to the Board. Ken 2<sup>nd</sup>. After discussion the motion passed unanimously. Mike submitted his resignation. Clint motioned to nominate Kristen Mabrey to the Board. Ken 2<sup>nd</sup>. After discussion the motion passed unanimously. Ken submitted his resignation. Clint nominated Kellie Watts to the Board. Marie 2<sup>nd</sup>. After discussion the motion passed unanimously. Dick submitted his resignation. Clint nominated Katie Uzel to the Board. Marie 2<sup>nd</sup>. After discussion the motion passed unanimously. Kristen nominated Clint for President. Katie 2<sup>nd</sup>. After discussion the motion passed unanimously. Kellie nominated Kristen for VP. Marie 2<sup>nd</sup>. After discussion the motion passed unanimously. Marie nominated Kellie for Secretary. Kristen 2<sup>nd</sup>. After discussion the motion passed unanimously. Katie nominated Marie for Treasurer. Kristen 2<sup>nd</sup>. After discussion the motion passed unanimously. Katie Uzel will be a Director.

**Owners Forum:** None

**Executive Session:** *for the purposes of discussing legal matters, delinquencies and covenants-related items.*  
No Executive Session was requested by the Board at this meeting.

### Next Meeting Date:

- Tentatively March 30

**Adjournment** – Marie motioned to adjourn the meeting at 6:48 Kristen 2<sup>nd</sup>. After discussion the motion passed unanimously.

“Pursuant to the provisions of the Section 468.4335, Florida Statutes, requiring disclosure of any interest which might reasonably tend to create a conflict of interest, direct or indirect, in any action proposed or pending before the Board, a list of those entities which offer certain services or products to the Association, and for which Sentry Management Inc. (including its directors, officers, and persons with a financial interest in Sentry Management Inc, or a relative of such persons) may receive additional benefit is available at the following link: [www.sentrymgt.com/fldisclosures](http://www.sentrymgt.com/fldisclosures). Purchase of any product and/or service, which is part of any offering, affinity program or marketing plan operated by Sentry Management Inc., or any entities affiliated with Sentry Management Inc., is completely voluntary.”