

TAHITIAN PLACE HOA
BOARD OF DIRECTORS MEETING

Monday, April 14, 2025, 7:00 PM

1. Meeting called to order at 7:04 pm.
2. Quorum established with Bonnie, Darla, Michelle, Jessica, Sue, and Jake all present.
3. Fence material installation by [unit occupant], order total needed.
Sue met with [unit occupant] about moving forward a couple weeks ago. Jessica will reach out to her for an update. Requested to give her a week to complete sample. Receiving complete order will take a bit longer than a typical order.
4. Sign for poop pickup
Sue has called her contact at Sign and Design, who is no longer doing those signs. Sue placed an order on Amazon and should have them soon.
5. Dumpster gate repair, cost?
Michelle's husband worked on it to try to fix it, but the best solution will be to add wheels to the bottom of the gate to add additional support. The board agreed to Sue will ask Dolfan for bid and, if price is reasonable, to add wheels on both door gates.
6. Revision of 2025 budget with April amount at \$175.00
Sue has updated the budget and sent it to Michelle. Sue will fix an error on the spreadsheet and send it to Michelle who will email this to the board. It needs to be given out at the meeting.
7. Results with main sewer line inspection prior to asphalt repaving?
Blossom encountered a complication and has reviewed five buildings where there are potential problems, the cost of which is already \$900. The rest of the work will be an additional \$600 but request is to address just the main sewer line. Sue will talk to him.
8. Annual meeting prep
Michelle will not be able to attend. She will provide notes to Bonnie, who will read them at the annual meeting. Bonnie will pick up coffee and donuts.
Mentioned items: colors for doors that owners can choose (Darla will determine some options and send them to Bonnie, and then present those at the meeting). Rules will be that optional front door colors at one building can't be the same; owners need to fill out an EMF for approval.
9. City of Dunedin waterway project
No update yet, but Bonnie will work on it to present the info to the owners.
10. Total proxies received for the annual meeting?
One proxy has been received. Darla and Bonnie will reach out to some unit owners to get the proxies because if no quorum, no meeting.
11. Forms received from current BOD members for 2025 BOD?
Darla has sent hers. Everyone else will need to submit theirs.
12. Additional discussion:
Roof prices are going up, so unit owners should do them soon. Bonnie will remind people when calling for proxies. Meeting will also be a reminder to owners to do their roofs.
13. Motion to adjourn the meeting at 7:50 pm by Michelle; seconded by Jessica. Motion carries unanimously.