

**TAHITIAN PLACE BOARD OF DIRECTORS**  
**MEETING MINUTES**  
**OCTOBER 28, 2025**

1. Establish Proof of Notice  
Notice posted at the bulletin board.
2. Establish a Quorum  
(Bonnie, Michelle, Darla, Jake); Sue.  
Three unit owners also in attendance online, one in person.
3. Call Meeting to Order  
Meeting called to order at 7:07 pm
4. Approval of Minutes  
Jake read the meeting minutes for the Annual meeting
5. Old Business
  - Tree work: all completed
  - Sewer line inspection was completed.
  - Status of dumpster fence – still not fixed; Michelle suggested new doors; the added wheel did not work. Michelle provided motion to pursue quote for concrete slab; Darla seconded.
  - Slats for fence: Yvonne added more slats to the end of the fence. Sue will look into further.
  - Mentioned erosion to be discussed at next meeting.
  - Roofs: request for Sue to send an update about how many have been completed. Requested Sue to send out letters. Green Leaf; Brad McDonough were bid providers.
  - Unidentified resident at unit 29: no background check.
6. New Business
  - Meeting dates for rest of the year and annual meeting:
    - BOD: 11/17/25 @ 7 pm
    - BOD: 12/15/25 @ 7 pm
    - BOD: 01/20/26 @ 7 pm (budget planning meeting)—that will be sent out w/ annual meeting notice; if questions/comments, unit owners can comment on 02/17/25 meeting
    - BOD: 02/17/25 @ 7 pm (discuss budget; finalizing and adopting the budget)
    - Annual Meeting: 03/07/25 @ 11 am
  - Financials: sewer main inspection bill
7. Anything to come before the Board.
  - Unit owner who is peeping: issue must be handled between neighbors
  - Unit owner #27 having items out; unit owner who is next to Unit Owner #27 approved Unit Owner #27 use of the parking space – she said will submit her written approval to the board
  - Jake needs to update the rules on the website when they have been filed with Pinellas county
8. Adjournment  
Michelle motioned, Darla seconded. Motion passed unanimously. Meeting adjourned at 8:19 p.m.