

TAHITIAN PLACE HOA BOARD OF DIRECTORS MEETING

Monday, February 10, 2025, 6:00 PM

1. Meeting called to order at 6:03 pm.
2. Notice confirmed to be posted by the dumpster.
3. Quorum established:
 - Bonnie, Darla, Jessica, Michelle, Sue, Jake, and [unit owner]
4. Treasurer's Report:
 - \$7,934.87 - checking account balance; \$27,452.23 in reserves.
5. Update On City Of Dunedin – Jerry Branch Clearing:
 - Bonnie talked to a foreman of the city - Mark Walters - who acknowledged that the city is aware of the issue and will deal with the silt that is in the canal. Through continuing communication, Bonnie will ask them what the process is to begin the work and ask if they can take the silt and place it on our side of the canal since we're experiencing an erosion issue. She will also talk to bid companies -- Blue Water Aquatics (Virgil), EB Trees, etc. -- about coordinating the work we need to do once more info is available.
6. Fence Update:
 - Per Michelle, we already have tan slats in a small portion of the fence. Sue hasn't heard back yet from Diego about his bid to complete the installation. Sue will order one box of the tan color so we can try it. Sue will also ask one of her contacts (Samantha and her fiancé) about providing a bid to complete the job. We need to measure the entire length of fence to determine the cost. We are looking to get this done before the annual meeting.
7. Sidewalk Pressure Wash Update:
 - Job has not been completed yet, but we have agreed to move forward with getting it done. When we have a date, we will need to let the unit owners know so they can move their cars.
8. Main Sewer Line Inspection Update:
 - Blossom has agreed to do the inspection, provide the steps of what will need to be done (camera the drain, etc.), and provide a bid.
9. Approval Of 2025/26 Budget:
 - Side discussion/request of the Property Management company for choosing alternative accounts for the budget. Jake makes a motion to approve the budget to be sent at the annual meeting. Bonnie seconded. Motion carries.
10. Finalize Updated Documents For Submission To Attorney:
 - Jake will finish accepting the edits and adding the points that the attorney provided.
11. Agenda For 2025 Annual Meeting:
 - Points suggested that Sue will add to the existing agenda:
 - Voting on document approval
 - Individual outdoor changes to a unit: painting the front door with a pre-approved color (Sea Salt from Sherwin Williams), allowing members to change their front door light and light pole to an alternative approved design.
12. General Discussion:
 - --Community members are not cleaning up after their pets in the back. It was agreed that a sign is needed in the back lot to remind people to do so – the choice was for a “cute” sign; Sue will get a quote.

--Jessica will get an asphalt quote from Mark's contact.

--The garbage corral is damaged again. Sue will contact the garbage company hitting the corral and ask them to fix its unclosing gate.

13. Meeting adjournment:

- Darla motioned to end the meeting at 7:00 p.m. Jessica seconded. Motion carried.