

Tahitian Place Homeowners' Association

2025 Annual Membership Meeting and 2025/26 Budget Mailing with Reconvened Voting Meeting to Approve Rules, Restrictions, and Bylaws

Saturday, April 26th, 2025 at 11:00 am, on-site at Tahitian Place

1. Affidavit of Meeting Notice
Established

2. Registration and Certifying of Proxies

3. Certification of Quorum (20)
Quorum established.

4. Call Meeting to Order
Meeting called to order at 11:07 a.m.

5. Approval Meeting Minutes
Jessica motioned to approve. Darla seconded. Motion carries.

6. Discussion of 2025/26 Budget
Bonnie read Michelle's financial statement in her absence. See attached. Discussion of large expenses and need to raise the monthly fees.

A unit owner raised concerns about being billed for tree-limb removal after last year's storms without being notified of fees for service (their bid was half). The owner was requested to send the bid to the Board to see what could be done. It was also agreed that unit owners will be notified first next time.

Items:

- Adding \$10k to reserves; we are trying to avoid an assessment
- Paving the parking lot
- Erosion issue (per Bonnie, the City of Dunedin has in their budget to clean up Jerry Branch – we don't know when yet); revelation of bid for fixing the common area (\$21k).
- Budget has been approved by board. New fees begin on May 1st, 2025. If money is debited by Monarch, it will be done without unit owner needing to do anything.

7. General Discussion by President and Vice President

Discussion of changing door colors:

Darla discussed process – can't be two of the same colors on one unit. Unit owners need to submit fix

8. Misc. Discussion

- Fixing the dumpster gate by adding wheels
- Tree cleanup after storm
- Adding privacy slats to fence
- Plumbing issues by Blossom

- To change the light fixture or light pole, submit EMF to Board for approval.
- Palm tree cleanup: needs to be done
- Signs for Dog waste cleanup will be put up soon.
- Keeping dogs on leashes in front common area; back area is ok.
- Follow rules and regulations. Fines will apply.
- No decorations on outside walls. Holiday decorations need to be taken down according to rules. Flag that is hanging does not meet requirements of US Flag code.

9. Discussion of Amendment and Vote

We do not have the 26 votes available today for all membership to approve new rules. Votes of present members and proxies will be taken today. Meeting is recessed and will be reconvened within 10 days. Proxies are good for 90 days.

Next meeting is scheduled at Reorganization Meeting.

Reminder that Rules have been approved by the Lawyer.

10. Report from Officers and Committee Reports

11. Election of Directors

- A. Nominations from the Floor: no new nominations.
- B. Election of Five (5) Directors and Results of Voting: Board of electors remains as-is.

12. General Discussion by Membership

No general discussion requested.

13. Motion to adjournment by Greg. Seconded by Mark. Motion carries. Meeting adjourned at 11:50 a.m.

14. Reorganization Meeting immediately followed. Motion to approve by Jessica. Seconded by Darla.

Motion carries.

Bonnie Mickles: President

Darla Wright: Vice President

Michelle Huelsman: Treasurer

Jake Boone: Secretary

Jessica Oker: Board Member

Reconvened Meeting to Adopt New Rules

On May 1st, 2025 at 6 p.m., a quorum of board members (Darla, Bonnie, Michelle, and Jake), Sue, and a unit owner who was to provide the final needed vote to adopt the rules met via Zoom to vote to adopt the attorney approved rules. When the time to vote was requested, the unit owner provided the , providing the final vote needed for a majority and subsequent adoption of the rules. The total approval votes were 26. The unit owner had questions that were happily answered by Bonnie. With the rules officially adopted, Sue stated that the documents would need to be signed manually and then taken to the county for recording. The meeting ended within the allotted time.