

**Board of Directors Meeting Minutes
Tahitian Place Homeowners' Association, Inc.
Tuesday, September 19, 2023**

Call Meeting to Order
6:09 p

Statement of Quorum
Bonnie, Darla, Jessica, Jake, and Marie (Ashley from unit 2 called in 6:28 p
[acknowledged])

Confirmation of Proper Meeting Notice
Posted per the bylaws

Approval of the Board of Directors August 8, 2023 Meeting Minutes Board Members
Tabled till next meeting

Discussion and Vote on Decision on Unit #1 Fine.

Unit owner called in to meeting (not for the entire duration). He is planning on doing the repair himself. The board gave him two weeks to complete the repair. Copies of invoices of parts for the repair and pics of before and after the repair are required to get the credit to our account. Fining committee approves fining him after the date the repair is required to be completed. A note to the unit owner is being drafted to provide the results of the fining committee's decision.

Jessica made a motion to accept the fining committee's recommendation; Darla seconded. Motion approved unanimously.

Review changes and decision on amendments prior to returning to attorney. Amendments — Marie suggested that workshop the info on the amendments at the end of this meeting. Agreed.

Roof color, Type of replacement,
Change to allow replacement Number of Board Members
Installation of water sub meters

Motion to table the installation until leak on Unit 1 is repaired and addressed;
approved.

Proof of insurance
Ability to lien

Discussion and process prior to incurring attorney expenses

All communication that will be submitted to the attorney will be round-tabled before it's sent to the attorney for approval.

Issue with unit non-compliance with the rules: Jessica will take photos of each units and contrast Unit 27's attorney's issue with them.

Bish Lawsuit: discuss with lawyer.

Financials

Financials are better after drop in water bill; no money put into the reserves.
Per Marie, need to figure out next year's budget; Bonnie said we need to have the erosion report so we can figure out financial issues for the coming year and evaluate the budget. Marie will follow up with the the engineer.

Limited proxy can be assigned to anyone unit owner.

Tahitian Property Management contract

Bonnie asked if Marie wants to add anything to it; Marie is agreeable to any changes. It's a month to month contract. Can be amended. Marie wants to walk with at least one board member once every couple. Board will discuss and then Bonnie will review with Marie.

Discussion of adding Ashley to the Fining Committee: Ashley has accepted. Bonnie will be in touch with her: [REDACTED]

Brief Open Discussion

- Treatment of free new trees: Jake will get collars to prevent the trees from being thrashed from landscaping crew
 - Lighting fixtures: Jake will send out an email and post an announcement. Possibly need to add light poles to add more lighting. Duke Energy can be involved. Potentially add solar-powered lights at the entry-way posts.
- Replacing the green screens — Yvonne will put them up and has agreed to take the down if there's a hurricane.

Update on delinquency on plumbing invoices:

Unit 33 will pay. Unit 35 has not yet agreed.

Adjournment

Motion to adjourn by Jessica at 7:00 p. Second from Darla.

Workshop

Amendments — Marie suggested that workshop the info on the amendments at the end of this meeting.

- Sewage Disposal Lines: No changes to existing rules.
- Trees: Suggested amendment: Common trees are responsibility of the association. Trees within a unit owner's property are responsibility of the unit owner.
- HO3 Insurance / Proof of insurance: We vote to keep it. May need to have flood insurance added in order have proper coverage.
- Roof color. Type of replacement
 - Adding time frames. Vote now with a limited proxy for replacing roofs in 2024; not required if done within a year; can be done in order to sell or for insurance. Amend to say that the board decides, not the membership (what is in the documents).

- Change to allow replacement Number of Board Members
- Installation of water sub meters
- Motion to table the installation until the leak is fixed
- Water Leak: hold off until leak is fixed.
- Unit 27: Need to talk to attorney to get their input on likelihood of success with the lawsuit and how much of our fees we can reclaim. Also need to talk about finding a solution to the bringing the lawsuit to a close
- Ability to lien: [nothing recorded].