

Annual Membership Approved Meeting Minutes
Tahitian Place Homeowners' Association, Inc.,
Saturday, March 4, 2023

Call Meeting to Order/Statement of Quorum: President John Host called the meeting to order at 10:08 am. Members present were Jeanne Klamanski, Frank & Helen Halpa, Tony Rashid, Nick Biba, Jake Boone, Zoe Frey, Robert Slavens, Rose DuBreuil, Elizabeth Murty, Kenneth Kinnear, Greg Snow, John Host, John Swirk, Mark & Jessica Oker and Christina Francisco. Members represented by proxy were Bonnie & Thomas Mickles, George & Zena Halef, Jeff & Stacy Sourini, Burt Cappleman, Carlton Borde, John Bonasera, Murietta Slaven (2), Matt Moskalczyk, Irma Frausto, William Evans II, Bill & Jeanne Evans (2), Yola Fimowicz, Kathleen Mittler, Monica Capabianco, Darla Wright (2) and Patricia Givens, establishing a quorum. Marie Wiberg of Premier Properties was also present.

Approval of the Annual Membership Meeting Minutes of March 5, 2022: The minutes to the meeting were distributed prior to the meeting. Unanimously the meeting minutes were approved.

Treasurer's Report: Please see attached report that was reported by Board Member Jake Boone.

President's Report: John Host began by reviewing the exterior painting work that eight (8) proposals were collected and Jose Painting had good references and great pricing and his proposal was distributed to the membership in their search for a painting contractor. The association only offered to collect proposals for better-quantity pricing.

Jose Painting will also paint all the carports' trim and front entrance areas for \$700. John Host continued an inspection of the concrete sidewalks for grinding and replacement was recently completed and the association is awaiting a proposal. An engineer was contacted to inspect and provide a proposal to repair areas for soil erosion and retention pond banks as well as preventative maintenance for years to come.

John Host continued the city of Dunedin arborist recently inspected the common area trees and recommended removal of four of the large oak trees due to their poor condition and possible danger in the event of a storm and to the buildings. John stated he was meeting with several tree trimming and removal companies for proposals.

John Host also briefly reported on the association lawsuit and where the association was in the court proceedings.

Discuss and Tally Votes to Amend the Association Documents to Include the Rules and Regulations: President John Host reported the reasoning behind the Association enhancing the association documents to include the rules and regulations. John continued that the association can move swifter legally due to violators of the association documents providing lien rights, legal fees, court costs and interest. After discussion, the vote was collected consisting of both members present and proxy votes: 18:Yes 9:No The vote passes to amend the association documents.

Discuss and Approve the 2023 Annual Budget: The proposed budget was distributed to the membership along with the meeting agenda. After review and discussion, Motion was made by Christina Franciso to approve the budget as presented. Elizabeth Murty seconded. Motion passed unanimously. Therefore, beginning April 1, 2023, the monthly maintenance fees will be increasing to \$150.00 per month per unit.

Election of Directors for 2023 – 2024: The current Board Members present at the meeting were all in favor of remaining on the board with the exception of Tony Rashid. Thank you - Tony for your past service. John Host and Jake Boone were appointed from the floor to remain on the board. Other members interested were Jessica Oker and Kenneth Kinnear. From the floor, the following board members being nominated were Bonnie Mickles, Patricia Givens, Carlton Borde, Jessica Oker and Darla Wright.

Brief Open Discussion: Board Member Jake Boone reviewed his plans for a community website and any member providing him their email will automatically be included in a community blast email. Jake continued that website options were being collected for the board's decision of content, etc. More information will be distributed by email, all email addresses will be BCC for privacy. Any comments or questions, please do not hesitate to contact us. The community also has their own new email address for maintenance issues, complaints, community events, etc., so please share at tahitianplacehoa@gmail.com.

Adjournment: Motion was made by Zoe Frey and seconded by Kenneth Kinnear to adjourn the meeting. Motion passed. Meeting adjourned at 11:43 am.

Board of Director's Unapproved Meeting Minutes
Tahitian Place Homeowners' Association, Inc.,
Saturday, March 4, 2023 Immediately following Membership Meeting

Call Meeting to Order TABLED

Statement of Quorum

Approval of the following Meeting Minutes:

December 2, 2022

December 22, 2022

December 30, 2022

Discussion on Tree Trimming and Tree Removal

Appointment of Officers for 2023 – 2024

Board Member Brief Open Discussion

Adjournment