

**TAHITIAN PLACE BOARD OF DIRECTORS  
MEETING MINUTES  
DECEMBER 15, 2025**

**Establish Proof of Notice**

Notice posted at the bulletin board.

**Establish a Quorum**

Bonnie, Michelle, Darla, Jessica, Jake, Sue.  
One unit owner also in attendance online.

**Call Meeting to Order**

Meeting called to order at 7:11 pm.

**Approval of Minutes**

- October 28<sup>th</sup>, 2025: Jake read meeting minutes. Darla motioned to approve. Jessica seconded.

**Old Business**

- Roofs: owners need reminded they need to reroof their units; a different communication about roofs said that users have until May, so the deadline of which is now extended till then.
  - Roofs that need re-done: 38/37, 33/34, 31/32, 28/27, 9/10, 11/12, 13/14, 15/16, 19/20 (will be done soon), 21/22 (will be done soon), 25, 1
- Newsletter: Sue will send out a newsletter reminding owners about roofing and include information about allowing each unit owner to paint their door an accent color (Allowed colors: Coral Reef [HGSW6606], Recycled Glass [HGSW7747], Outgoing Orange [HGSW6641], Tidewater [HGSW6477]; see below).



Owners opting to choose a door accent color will need to get an EMF application approved by the Property Management company.

**Additional newsletter items to include:**

- Ownership/Occupancy changes: Need to send out a letter to everyone that if occupancy/ownership changes, the new occupant needs to fill out application and submit background check **before** the unit change occurs.
- Water issues: if water issues happen outside of the unit, the unit owner must contact the property management company immediately
- Each owner should check that their outside lamp post produces light.
- Walkthrough to check for compliance: Sue will complete before next meeting.
- Dead tree and missed palm from previous cleanup: Darla motioned to get bids to fix; Jessica seconded. Motion passes unanimously. Sue will proceed with getting bids.

- Need to see about cleaning out gutters: Bonnie will look into this and is requesting bids.
- Dumpster gate replacement: need to get bids and get it fixed. Agreed in previous meeting to get quotes. Sue will talk with a fencing company; consensus was achieved that this is the path forward since concrete issues.
- Erosion Issue: Recap that City of Dunedin is not going to do it, but Premier Integrated Services Corp (PISC, formerly EB Trees) provided a quote that may need to be updated. Motion to table issue until roofs are completed (to be brought up in May 2026): motioned by Darla, seconded by Michelle. Passed unanimously. Sue will get two bids from Engineers and Darla will get a bid from Josh at PISC to do the work by the February BOD meeting.
- Recorded documents and bylaws: Jake will upload them to the website. Docs have not been sent out to the owners yet. Sue already added them to the Monarch portal.

#### New Business

- 2026 Budget: Sue has a template, and current accounts/bills are loaded. Budget will be figured out at January meeting.
- Anything to come before the Board.
  - Jake asked for confirmation about minutes that can be uploaded to the web.

#### Adjournment

Darla motioned, Jessica seconded. Motion passed unanimously. Meeting adjourned at 8:26 p.m.