

Tahitian Place Homeowners' Association

2026 Annual Membership Meeting

Saturday, March 7th, 2026 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 (24)
Quorum established.
4. Call Meeting to Order
Meeting called to order at 11:06 a.m.
5. Approval Meeting Minutes
Monica (#30) motioned to approve. Rene (#32) seconded. Motion carries.
6. 2026/27 Annual Assessment Discussion and Approval.
7. Officer and Committee Reports
Bonnie read a statement of the finances. Drain pipes on back of unit need to be removed. Gutters will need to be rerouted to parking lot.
Reminders:
Tree management – palm trimming is included for all the units; owners take care of trees on their properties.
Owners must provide the Property Mgmt company with their homeowner's insurance.
Water usage must be monitored by unit owners.
Changing the door color needs to be requested in ARC form and approved by the Property Management company.
Roof replacement is due May 1st, 2025. Liens can be done on uncompliant properties.
Review rules and regulations that have been updated.
8. Misc. Discussion
9. Election of Directors
 - A. Nominations from the Floor: Mark Oker (Jessica is stepping down); Liz (#38) is nominated by Monica; Bob nominated Toni (#18). New members added.
 - B. Election of Five (5) Directors and Results of Voting: no voting, directors are Bonnie, Darla, Michelle, Jake, Mark, Toni, and Liz.
10. General Discussion by Membership
 - Tree debris in the common area: Sue will talk to our landscaping company.

- Changing the front door colors.

11. Motion to adjournment by Monica. Seconded by Bill (#21). Motion carries. Meeting adjourned at 12:04 p.m.

12. Reorganization Meeting is unable to follow immediately. Current board members will meet via Zoom within the month to assign roles.

Reconvened Meeting to Elect Officers

President:

Vice President:

Treasurer:

Secretary:

Board Members:
