

**Board of Directors Meeting Minutes
Tahitian Place Homeowners' Association, Inc.
Tuesday, May 2, 2023**

Call Meeting to Order

6:11 pm

Statement of Quorum

President John, Director Pat and Property Manager Marie, Treasurer Bonnie, Secretary Jake, and Directors Jessica and Darla (6 of the 7); in attendance via phone is Tito (insurance agent) per Darla's invite

Pat had to leave at 7:09 pm.

Confirmation of Proper meeting Notice

Approval of the following meeting minutes

Board Meeting— 12/02/2022

Board Meeting— 12/22/2022

Board Meeting— 12/30/2022

Board Meeting— 02/17/2023

Board Meeting— 04/20/2023

Treasurer motion to approve all minutes, Darla seconded; unanimously approved

Discussion and Vote

1. Water utility Expenses and leak at Unit 1,
 1. Soaker hose notification: motion to remove soaker hose at unit's 7 or 8; President John motioned to send a letter to #27 to stop watering the car port and parking lot; Treasurer Bonnie counters that letter should be sent to everyone; BOD will monitor the situation for this issue and continue to document.
 2. Treasurer has a solution for high water utility bill: put meters on the units (Badger model 25); need to have price of a plumber for all units; President will look into cheaper meters for units; Property Manager Marie and Director Darla will ask their plumbers for quotes; City of Dunedin will not read individual units, so we'll need to hire someone or have a volunteer. Per the Property Manager, we should use insured and qualified plumbers, and there is no update on the erosion issue.
2. Roof replacement (Director Darla has pricing for the roofs that are 20% cheaper than everyone else; she will provide info about her roofer — Brad McDonald roofing)
 1. Changes that occurring in general and with Citizens specifically
 1. Biggest change - May 1st, new business or renewals — guidelines for roofs: all roofs must have at least 5 years based with information on file; currently insured will be affected after May 1st; whole roof must be redone before both units can be reinsured.
 2. Flood insurance: April 1st changes: any unit in a flood zone, Citizens will require the purchase of a flood policy. Required by September, depending on date of their renewal; owner must provide proof of a flood policy.
 1. Treasurer asked Property Manager to provide copies of all policies within complex; Property Manager agreed to provide.
 3. Tree replacement and "free tree" planting

1. Removed trees must be replaced; they must be replaced with certain parameters; 14 trees remain of original 16; Director Jessica motions to plant 14 trees near the water and mitigate the erosion; four replacement trees will be planted in the back; we may need to contact the water company to map the areas where water pipes are; ask the units who'll be affected if they're ok with possibly two trees being planted in their area. Treasurer motions to plant trees this weekend— Director Jessica says she will do it; Secretary Jake will help.
4. Financials for Tahitian Place, reserves and operating account transfers
 1. Treasurer notes that money has been moved out of reserves; \$7400 for trees; \$2513 for tree insurance; \$4708 water bill; will need to pay another \$7400 for the second part of the tree removal expense; balance will leave us in the low \$20k range; need to check units 32 and 1 for leaking spigots. Treasurer asked Property Manager to let her know if there are other big expenses. Treasurer asks to hold off on putting money into reserves.
5. Roles and responsibilities of officers
 1. Tabled until next meeting;
6. Amendment to increase our BOD from 5 to 7 members
 1. Add an amendment to documents that says we can have either 5 or 7 members on the board; Property Manager will proceed with the amendment text; set membership meeting for June; agenda: tally proxies for amendment vote; Property Manager will put together a draft agenda for the meeting.

Open Discussion

Next meeting Topics

(Next Members Meeting—undetermined yet); Treasurer makes motion to put on agenda at next Board meeting to schedule the membership meeting; declarations need to be reviewed.

Adjournment

Treasurer motions to adjourn at 8:12; Director Darla seconded.