

**Board of Directors Meeting Notice
Tahitian Place Homeowners 'Association, Inc.,
Tuesday, July 11, 2023, at 6:00 P.M.
Via Zoom and Tele-Conference Call Information Below**

AGENDA

Call Meeting to Order

6:05 pm

Statement of Quorum and Proper Meeting Notice.

In attendance: John, Jessica, Darla, Bonnie, Jake and Marie. Proper notice confirmed.

Approval of June 6, 2023, Board of Directors' Meeting Minutes

Darla motioned to approve. Bonnie seconded.

Discuss Written Response from Attorney of June 22, 2023: sending a proxy to membership for approval on all the following. Determine votes, then vote to approve among membership.

- **Roofs:** Suggestion to make an amendment to avoid a person having to reroof when 60% agrees to reroof if they've already reroofed. Need 60% to approve to replace the roofs; include a time frame. Amendment is that Board will select the roof color, and if an owner reroofs prior to when everyone agrees to reroof that it's not necessary to reroof again. Vote to replace next year.
- **Water Leaks:** Adding to the roof amendment about adding individual water meters. Marie confirmed that Unit 1 has been verbally notified 2 and has received a letter; Unit 32 has ; Motion to move Units 1 and 32 to fining committee. John will get another quote for the water meters.
- **Sewer Issues:** For most recent Jessica wanted confirmation about who pays for the cracked water pipes. Bonnie made Motion to break total (including all invoices) for the line between 8 units and reimburse Jessica for initial February invoice. Darla seconded. Jessica, Darla, Bonnie and Jake approve. John disapproves.
- **Water Meters:** Sending a proxy
- **Insurance Coverage:** Sending a proxy
- Discuss and Vote to Approve Roof Replacement Specifications
- Discuss and Vote to Approve Invoices of Sewer Repair Invoices to Effected Owners

Discuss and Vote to Purchase and Install Four Cypress Trees \$600.00 by SkyTropics

Landscaping. Motion to approve by Bonnie. Jessica seconded. Voted to approve: Jessica, Darla, Bonnie, Jake. John disapproved.

Discuss and Vote to Authorize Attorney to prepare an Amendment addressing:

- Roof Replacement
- Requirement to own Homeowner insurance and provide certificate

- Water leak repairs
- Installation of Water Sub-Meter with Payment Policy, Late fees and Lien rights
- Discuss and Vote to Retract correspondence to the Members pursuant to the Rule Violation Procedure retracting the 2018 letter sent to owner.

Discuss and Vote to Approve to Ratify the Roof Replacement of Unit #5 and Unit #6

Jessica motion to approve units 5 & 6. Bonnie seconded. Unanimous approval. Approved.

Discussion on Re-Roofing Proposals received to Date and Lanai Roof Replacement Reroofing of main roofs is part of the proposals; reroofing of lanai or flat roofs will need to be done at the same time to prevent leaks but is not a part of the proposals. Darla suggested that the two at the entrance also need to be re-shingled.

Update on the Progress for the Installation of Individual Water Meters at each Unit

Tabled until fining committee can address leaks with unit 1. Will be re-evaluated after to see if excess water issue is abated.

Update on Community Website Preferred Vendor Donation Fee for Year of Advertising

Checks will be to Tahitian Place, dropped off or mailed to Premier Properties. Ad size will be business card size.

Brief Open Discussion

- Issue with unit 32 about going through neighbor's mailbox and hitting a carport post and for other past issues. Marie will put the offense into the spreadsheet.
- Unit #28 stop-work order because of a lack of work order. Marie will be sending a first-notice letter demanding permit and contract.

Adjournment

Bonnie and John motioned to adjourn at 6:28 pm.

Tele-Conference Call 1-667-930-8532

Access Code 3950030

ZOOM MEETING INFORMATION: <https://meet.google.com/ewx-vbdh-zdx>