

**Tahitian Place HOA Board of Directors**  
**August 15, 2024**

Meeting via Zoom. Started at 7:10 p

Meeting notice confirmed.

Quorum established: Bonnie, Darla, Jessica, Jake, and Emily (filling in for Sue). Unit 19 in attendance.

Motion to approve June notes from Jessica. Seconded by Bonnie. Unanimously approved.

Motion to approve July notes from Jessica. Seconded by Bonnie. Unanimously approved.

Delinquent accounts – none noted.

Business items:

1. Debris removal from storm.
  - a. Currently none to report, though branches fell in back and lots of debris in parking lot.
  - b. Solutions to making sure the grate drain in parking lot is clear:
    - i. Ask if the landscape company can come by to clean up the area when we know a storm is coming
    - ii. Bonnie asked Emily to ask Sue to have a company come out to bid on solutions
2. Dumpster cleanup
  - a. Complete.
  - b. City will relocate the dumpsters on 08/21, get them cleaned, and re-place them on 08/23/24?
  - c. Pressure wash on pad? Fence repair? Not done.
3. Carport gutters cleaned?
  - a. Darla says they have been cleaned. Jessica confirmed they were cleaned on August 8<sup>th</sup>.
4. Storm cleanup, tree limbs in the back
  - a. Darla needs to check if they've been cleaned up
  - b. Bonnie asked Susan to check if it's clean.
5. Picnic table replacement
  - a. Darla told Josh that we needed a price to get the area done. Josh said he'll try to get back to us with a quote next week. Darla will also ask him for prices to clear the limbs in the back. We need a budget. Tabled until we can figure out what we want to do and spend there.
6. Parking lot asphalt estimates and decision
  - a. Request for bid sent on the 28<sup>th</sup>
  - b. Darla said the job had been done about four years ago.
  - c. Susan will follow up with finding out if there is warranty on this.
7. Camera Sign removed?
  - a. Yes; also the speed limit sign has been added.
8. Landscaping/beautification of property
  - a. Darla hasn't been able to do anything with it. Will be put on hold until next meeting.

- b. Emily will ask Sue to get a bid for replacing the entrance pillars with Visible Difference and others.
9. Fence between King Arthur and Tahitian:
- a. according to King Arthur, the fence is not their responsibility; First, Darla will confirm how much fence needs to be removed. The price we're willing to pay to have someone remove it will be decided on. Then, Jessica will ask Yvonne about taking it down.
10. Update on Unit 27, next steps
- a. Bonnie called the attorney to see if they've done anything. Nothing has been done – and they won't do anything until they hear approval from us. Bonnie suggested that we wait until the unit owner comes home for us to proceed. Darla will talk to her when she comes back from the hospital and let her know that we will help her get a company to box up her things so she can get a wheelchair into the unit safely. Bonnie motioned that we hold off on taking action until she's back. Darla seconded. Motion passed unanimously.
11. Unit 2 plumbing invoice paid in July, not approved
- a. Emily will pull the paid invoice and return it to the unit owner for payment back.
12. Architecture change request? Roof replacement request?
- a. Unit 26 contacted Monarch to report there was some damage during storm. He will need to have his roof replaced. His neighbor's unit also sustained damage. They will need to coordinate the repair to both units.
  - b. Units 17 and 18 forms were submitted in July. Their roofs have been replaced.
13. Erosion issue, no actions completed
- a. Bonnie will follow up w/ city of Dunedin in September
14. Letters sent out to owners for violations, no copies copied to BOD
- a. Jessica confirmed that letters weren't sent to her about her units.
  - b. Board needs to have copies of letters sent. Emily will ask Sue to make sure electronic copies get sent to the Board.

Jessica motioned to end the meeting at 8:06 pm. Darla seconded. Passed unanimously.