

**Board of Directors Meeting Minutes — Emergency Meeting
Tahitian Place Homeowners' Association, Inc.
Friday, September 9, 2023**

Call Meeting to Order at 12:04 pm.

Statement of Quorum: Bonnie, Darla, Jessica and Jake

Bonnie reviewed the audit of records she collected from Premier Properties. Notice was given to Marie to provide the information requested, but providing all requested records was not forthcoming and Marie couldn't attend the meeting. Our attorney then provided notice to Marie to provide the appropriate records. All files were returned today. Here are some of the notes of what was found:

- Financial docs were not provided. Marie was not there and Traci couldn't access them.
- No access to bank account info, meeting minutes, agendas for meetings, or copies of documents were provided.
- All information goes to Marie's P.O. Box.
- Individual files for each unit were not found.
- Everything was done by year, back to 2011.
- Two large files of violations between 2011 and 2023 were provided.
- No information on estoppels, applications or background checks were found.
- Other property/association information was intertwined with TPHOA's.
- Repair receipts for individual units were also found.
- No copies of homeowner's insurance were found.
- Bonnie, Darla, and Jessica met with our attorney on 09/25/23 to discuss what was happening with our Association and Property Management companies. Our attorney recommended searching for other Property Management companies that would be a better fit for our community.

With proper review of the above, the meeting proceeds:

Bonnie makes a motion to give Premier Properties a 30 day notice that their services will no longer be required. Jessica seconded. Brief discussion.

Votes: Unopposed by all attending board members; motion passes to give Premier Properties 30 day notice, with their end date being Oct. 31st. 2023. Bonnie will write the notice to give to Premier Properties for the Board and deliver it today.

Bonnie makes a motion to hire Monarch Management as the property manager with the start date of November 1st, 2023. Jessica seconded. Brief discussion.

Votes: Unopposed by all attending board members; motion passes to hire Monarch Management and set a start date of Nov 1st., 2023. Bonnie and Darla will go over to sign the contract today.

Bonnie makes a motion to appoint Jessica as the Treasurer so that our Board can comply with the rules that President and Treasurer are separate offices. Darla seconded. Brief discussion.

Votes: Unopposed by all attending board members; motion passes that Jessica will become Treasurer effective today. Sun Biz will be notified of the changes to the board before November 1st, 2023 by Monarch Management.

Jessica makes a motion to make a settlement offer on the Bish lawsuit without seeking any damages. Darla seconds. Brief discussion.

Votes: Unopposed by all attending board members; motion passes that settlement offer by attorney will be drawn up that allows Ms. Bish to become compliant with Rules and Regulations of the association within 30 days of receipt. List of requirements will be workshopped by the board. Compliance will be dependent on help from the Board Members; lawsuits should “evaporate” if settlement is accepted. The Board will check on the status of acceptance of the settlement in 2 weeks.

Additional Notes

The Board needs to go through our Association documents to make adjustments. Each board member will need to come to the October Board Meeting having reviewed our documents to make changes and presenting ideas for changes.

Agenda for Next Meeting

- Review documents for changes
- Additional items to add to the agenda will be given later.

Motion to adjourn the meeting. Darla seconded. Motion passes unopposed. Meeting adjourned at 1:07 p.