

**Tahitian Place Board of Directors Meeting
February 10, 2024**

Proof of Notice

Yes

Established Quorum

Darla, Bonnie, Jake and Sue

Call Meeting to Order

10:19 a

Approve previous meeting minutes

Darla motioned to approve. Bonnie seconded. Unanimously approved.

Decision on plumbing billings

Bonnie sent out an Excel spreadsheet to calculate how to charge each unit for plumbing issues that are shared among a certain group. Bonnie has sent a request to Sue to charge back the costs for the recent shared plumbing costs for email on Sewer pipe replacement "Billing credit to be given for sewer pipe replacement for \$1429.26". Sue would like to pay everyone back. Bonnie makes a motion to go over the charge reimbursements with Carrie (Monarch accountant) to make the chargeback adjustments and complete the reimbursements. Jake seconded. Unanimously approved.

Second issue was the email sewer clog in units 1 – 6. Bonnie makes a motion to get with Carrie to review the charge back of the costs unit 2 incurred for recent monies paid to clear plumbing issue. Darla seconded. Unanimously approved. Bonnie makes a motion to send a certified letter to Unit 1 to verify that the water issue has been resolved.

Bonnie recapped from the attorney that clog issues are unit cluster issues and that sewer pipe issues are shared by the entire community.

Sue will touch base with unit 33 about the possible sewer pipe break due to Duke Energy and get back to us about what the issue really is.

Decision on tree work: --

Decision on document changes

Bonnie proposes putting off making the changes to the documents (Rules and Regs, bylaws, etc.) until after the March Annual meeting. Darla seconded. Unanimously approved.

Discussion on erosion issues

Meeting w/ Pinellas County about the erosion issue developed into information that roof drains connected to the canal are illegal and need to be disconnected (see additional notes from meeting). Additional bids for a retention wall (and disconnection of roof drains), conservation protection/cleanup, and palm tree trimming/removal were provided by Darla. Additional bids for work mentioned above will be obtained by Sue before we agree on the work being done.

Decision to change lawn maintenance

Contract is for 40 or 42 visits at \$1100/month. Current is for \$1075. Sue said she will get bids for palm tree trimming.

Motion to make Swingle lawncare our new landscape company is made by Darla. Bonnie seconded.

Unanimously approved.

[Additional meeting minutes were taken by Sue because Jake had to leave.]