

**Board of Directors Meeting Notice
Tahitian Place Homeowners' Association, Inc.,
Tuesday, August 8, 2023, at 6:00 P.M.**

Call Meeting to Order/Statement of Quorum: Treasurer Bonnie Mickles called the meeting to order at 6:17 pm. Directors present via tele-conference call were Bonnie Mickles, Darla Wright, Jessica Oker and Jake Boone, establishing a quorum. Marie Wiberg of Premier Properties was also present.

Confirmation of Proper Meeting Notice: Marie Wiberg confirmed that the notice was posted per the by-laws of the association.

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

1. Roof Replacement: Pursuant to the association declaration, the Board of Directors agreed the roof replacement for the community requires a 66% approval proxy vote of the membership for all amendments to the association documents. Bonnie Mickles made the motion to prepare a proxy for membership voting to replace the community's roofs. Jake Boone seconded. Motion passed unanimously.
2. Requirement to own Homeowner Insurance and provide Certificate of Insurance: After discussion, unanimously the Board of Directors agreed to add to the membership proxy mandatory requirements that each unit owner must have enforced an HO-3 Insurance Policy and must provide a Certificate of Insurance (COI) showing insurance limits and sent to the Board of Directors through the property management company. The COI must be provided to the property management company within 30 days of adoption of this amendment and proof of insurance each year upon renewal of said insurance policy.
3. Water leak and sewer line repairs: Unanimously the Board of Directors approved adding to the membership proxy when a unit owner discovers and locates a water leak or sewer issue in the plumbing fixtures, water distribution pipes and lines, water line shut off to each unit or concrete slab leaks, the leak, clog or collapse must be repaired by the owner within 30 days. The repair must be completed by a licensed and insured contractor and a copy of their invoice must immediately be provided to the Board of Directors through the property management company. This hard copy invoice is necessary for the association to receive credit for billable water use and sewer charges due to the leak.
4. Installation of Water Sub-Meter: The agreed to add to the proxy if the association approves of the Board of Directors to install individual sub-water meters on each unit, hire a company to monitor and invoice monthly for the water consumption and remit the payment to the association.

Discuss and Vote to Retract correspondence to the Members pursuant to the Rule Violation Procedure retracting the 2018 letter sent to owner: Bonnie Mickles made the motion to hereby remove the aforementioned 2018 letter previously sent to the membership and in the meantime a new letter will be generated and mailed to the members of the association along with a copy of the new violation policy and Fining Committee Authority. Jessica Oker seconded. Motion approved unanimously.

Tahitian Place website update: Jake Boone confirmed the website is up and running. Jake asked that the advertisement information from the vendors be jpeg ready or business card size due to the website's storage space. The donation price to advertise for one year is \$200 and the check should be made payable to Tahitian Place HOA in the amount of \$200 mailed to the property management company.

Brief Open Discussion: Bonnie Mickles informed that Carlton Borde is acting President but was not able to attend this meeting. Bonnie Mickles then made the motion to remove Carlton as Vice President. Hearing no 2nd to the motion, THE MOTION DOES NOT PASS.

John Host's resignation was discussed and a replacement as President is necessary. Jessica Oker made the motion to appoint Bonnie Mickles as President. Jake Boone seconded. Motion carried unanimously.

The oak trees around the dumpster were hanging very low and a very large branch was hanging from one. Bonnie Mickles made the motion to have the trees trimmed and branch removed around the dumpster. Darla Wright seconded. Motion carried unanimously.

Adjournment: Motion was made by Bonnie Mickles and seconded by Darla Wright to adjourn the meeting. Motion passed. Meeting adjourned at 7:47 pm.