

**Board of Directors Meeting Minutes
Tahitian Place Homeowners' Association, Inc.
Thursday, April 20, 2023**

Call Meeting to Order

Meeting called to order at 11:51 am on 04/20/23.

The Treasurer listed the items for the meeting.

Statement of Quorum

In attendance (in person): Treasurer Bonnie, Board Member Darla, Board Member Jessica, and Secretary Jake; no one in attendance online.

Confirmation of Proper Meeting Notice

We hope that notice was posted by dumpster.

Discuss Water usage, actions, next steps see attached proposal

First - testing scheduled for 4.25.23 to evaluate for water leaks. Set at 4pm eastern. Notice will be provided to all residents prior to testing.

Second - due to inflation, board will evaluate placing water meter on each unit to review possibility of amending present water bill structure.

Motion made by the Treasurer to do the aforementioned; Board Member Jessica says she will purchase the tester and will be reimbursed by the board. Motion passes unanimously.

Discuss Sidewalk repairs status completed today

Sidewalk repairs are scheduled for completion today, 4.20.23.

Discuss tree removal, new tree planting waiting to hear from vendor

Tree removal: Board member Darla had advised permits have been submitted and are pending approval by the City of Dunedin.

Tree planting: 16 trees have been secured. Secretary/Board Member Jake will manage watering until planting is completed. Treasurer/Board Member Bonnie will work with Property Manager Marie to discern what date landscaper has scheduled for planting.

Discuss Current financials, reserve withdraws

Second request will be sent to Property Manager Marie to secure update on reserves and current financials. Task will be managed by Board Member Bonnie.

Discuss Review status of Engineer report on erosion issue.

Report has not been received. Per Property Manager Marie, Engineer is very busy and erosion evaluation has not been completed. Treasurer/Board Member Bonnie will contact the engineer for the second time to secure ETA for completion of report. If Engineer is unable to complete, Board will review and seek recommendations for a new Engineer.

Review officer responsibilities

Item moved to following scheduled meeting.

Secretary/Board Member Jake has agreed to responsibility of note taker.

Status of Rules and Regs recorded by Pinellas County at county being recorded

Schedule

Item moved to following scheduled meeting.

Future meetings

Meetings tentatively scheduled monthly for 2023.

- Follow up meeting 5/02/23 at 6 pm at Jessica's house.
- 06/06/23 at 6 pm at Jessica's
- 07/11/23 at 6 pm at Jessica's
- 08/08/23 at 6 pm at Jessica's
- 09/12/23 at 6 pm at Jessica's
- 10/10/23 at 6 pm at Jessica's
- 11/14/23 at 6 pm at Jessica's
- 12/12/23 at 6 pm at Jessica's

Proposed Social Activity

"Block party" to get everyone together. Celebrate the new trees. "Arbor fest potluck " 05/20/23 at 6 pm at Tahitian Place. Will discuss notice and coordination of event at next scheduled meeting.

Discuss Roof Replacement

Item moved to next scheduled meeting.

Open Discussion

Reviewed website and gmail; Board has agreed that it's in the Board's best interest to receive all correspondence in the TP Gmail; Secretary/Board Member Jake will forward all to the Board members

Treasurer/Board Member Bonnie will get copies of all insurance coverages for review limits.

Insurance

Discussed need to review current insurance policies. Treasurer/Board Member Bonnie will secure current copy from Property Manager Marie and Board will review at next scheduled meeting.

Adjournment

Meeting adjourned at 1:30 pm.