

Tahitian Place Homeowner's Association, Inc.

2024 Annual Meeting of the Membership

Saturday – March 9, 2024 – 10:00 AM

As a quorum of the Membership (25) were present in person or by proxy, the 2024 Annual Meeting was called to order at Tahitian Place – Dunedin, FL 34698.

Directors Present: Bonnie Mickles, Jessica Oker, Darla Wright and Jake Boone
Also Present: Sue Marino, LCAM and Carrie Schranz, LCAM
Monarch Association Management, Inc.

AFFIDAVIT OF MEETING NOTICE: Both the Annual and Budget Meeting were presented by Sue Marino, LCAM.

REGISTRATION AND CERTIFICATION OF PROXIES: Certified by Sue Marino, LCAM

CERTIFICATION OF QUORUM: Certification by Sue Marino, LCAM

MEETING CALLED TO ORDER: Meeting was called to order.

APPROVAL OF MINUTES:

***Motion by Jessica to approve the Minutes as presented, second by Jake.
Motion carried unanimously.***

OFFICER AND COMMITTEE REPORTS:

President's Report: Bonnie reviewed the expenses for the past year: Approximately \$10,000 in legal fees, Tree trimming, Water issue was fixed and leak identified.

- a. Document Review: We will be updating the documents to better reflect the changes to be approved by the owners.
- b. "Annual Assessment": Per the Association's Attorney, Bonnie explained that the reason and usage of the money, that was obtained in what was called the "Annual Assessment", could not be substantiated. Therefore, the \$100 extra amount that was paid will no longer be collected. A copy of the attorney's letter will be attached to the original minutes of this meeting.
2024-25 Budget: Bonnie briefly reviewed the proposed 2024 Budget, the 2024/25 Budget increased by \$25/per unit/per month.
- c. Water Usage: The leak was identified and has been repaired.
- d. Roof Replacement: **Owners voted to replace roofs within two years or when insurance company demands from the date of this meeting that owners need to replace their roof; specs will be provided on the website and portal; roof change quotes are/were provided to all owners but all owners will need to put their exterior modification form to the board to complete the change. Owners will need to contact the property management company so that they can coordinate roof-replacement communication with the owner who shares a wall for the property.**
- e. Two-Year Ownership: This was not recorded.
- f. BOD Members on Registered: Documents amended to be five (5) to seven (7) members. Board agreed to leave at five (5) members.
- g. Common Area Beautification: Talked about doing the pavers/stones and the picnic table area. Bonnie informed everyone that the common area trees are handled by the HOA and the trees on owner property are the responsibility of the unit owner per our documents.
- i. Tree Removal in Common Area & Ground Erosion: Discussed paying to clean up the back area and addressing the erosion issue at a future time; also discussed the need to remove the gutters and downspouts from the roofs that lead into the channel of Jerry Creek Branch.
- j. Sewer Line Clogs Repair and Replacement: Although Rule 4(E) is identified a "poor and difficult to understand" the letter from Attorney Nikoloff attempted to summarize both Rule 4(D) and Rule 4(E). A copy of the letter will be attached to the original minutes of this meeting. **Everyone**

received a letter that discussed the issue of who is responsible for clogs (individual group) and collapse (all owners).

- k. Landscape Maintenance Contract: Sue was asked to have David Swingle submit a contract to Landscape Maintenance. After review of the contract Board agreed to issue a Notice of Cancellation to Bennett Multi Services and hire David Swingle Lawncare Maintenance & Landscaping Design.

ELECTION OF FIVE (5) DIRECTORS:

Five Directors are to be elected. However, only four Candidates put in their names therefore there will be no election. Following discussion, Michelle Huelsman indicated she would like to fill the fifth position. The 2024 Board of Directors are: Jake Boone, Michelle Hulsman, Bonnie Mickles, Jessica Oker and Darla Wright.

GENERAL DISCUSSION:

Oil Leak at #31: Kitty litter has been put down but the Unit owner agreed to will talk with tenant regarding this issue.

Smoking Areas and Vehicles with lettering: The Rules and Regulations, citing areas where smoking on the common areas was allowed and vehicles with lettering, were discussed.

Being no further business:

***Motion to adjourn the meeting at 11:55 AM, second by Darla.
Motion carried unanimously.***

***Respectfully submitted,
M. Susan Marino, Secretary Pro Tem***

Amended by Jake Boone, Secretary