

**Board of Directors Meeting
Tahitian Place Homeowners' Association, Inc.,
Board Meeting Minutes for June 6, 2023**

Call Meeting to Order/ Statement of Quorum: President John Host called the meeting to order at 6:15pm. A quorum was present. Attendees —John Host, Tracy-Premier Properties, Bonnie Mickles, Darla Wright, Jake Boone, Jessica Okur, Patrician Givens. Owner of Unit 2 in attendance.

Confirmation of proper meeting notice: Notice was posted at Tahitian Bulletin Board

Approval of Board of Directors Meeting Minutes dated 4/3/23, 4/30/23 and 5/2/23. Jessica made a motion to approve. Darla seconded motion.

Discussion and vote on current violations. Unit 17 soaker hose has been removed; no violation letter was sent to owner. Unit 1 regarding water leak issue. He has not repaired the leak as of the meeting date. Unit 37 received a verbal warning for smoking on the front porch. Unit 36 did not receive a verbal for the smoking violation even though the person from Unit 36 was also sitting on the front porch. Tenant from Unit 37 sent over 50 photos of potential violations to Premiere Properties. The photos did not show specific unit numbers. Tracy agreed to provide status violations to the Board of Directors. Unit 32 violation will be forwarded to the Fining Committee. Unit 37 violation with dog unleashed needs a letter to address the third incident. Unit 35 has received 2 phone calls and a letter for feeding birds. Unit 2 owner discussed the issues with her roof and lack of response to her questions from Premier Properties. The Board requested her to send all correspondence to Tahitianplace@gmail.com. The Board suggested Unit 2 have an inspection to address concerns regarding evidence of animal penetration in her attic. There is a person living at Unit 35, needs application and background check completed.

Violation Process:

1. First incident — phone call
2. Second incident — phone call
3. Third incident — letter
4. Fourth incident — letter
5. Fifth incident — Referral to Fining Committee (3 members identified, letter sent on process)

Replacing their roofs. The Board reviewed shingle colors. Motion made by Darla to select "Amber", seconded by Bonnie. A unanimous vote approved the Amber color for our shingles and approval for Unit 2 roof replacement. Letter was sent on 6/6/23 to Unit 2 with the shingle color Amber.

Discussion on the progress of the installation of individual water meters for each unit. May water bill is \$2737. The water leak from Unit 1 was the main issue. The City of Dunedin will not issue Tahitian Place a credit until Unit 1 completes repair and submits a copy of the bill. Bonnie is meeting with 2 plumbers for an estimate on installation of sub-meters.

Update on Community Website. Discussion on preferred vendor donations for being listed on our website. The website is complete. Darla recommended \$200.00 per vendor. Bonnie made a motion to accept \$200.00, Jake seconded.

Open discussion. The Board requested Marie to get legal interpretation of our docs regarding installation of sub-meters, sewer repair charges, individual unit roof replacement, addressing water leaks, homeowner insurance coverage and notice of violations.

Tree trimming requested for tree limbs hanging over the garbage bin. The Board discussed Unit 39's request to repair the shuffleboard area. Bonnie made a motion to approve the submitted request, Jessica seconded.

Adjournment. Meeting adjourned at 8:15pm.