

Board of Directors' Approved Meeting Minutes
Tahitian Place Homeowners' Association, Inc.
Friday, February 17, 2023

Call Meeting to Order/Statement of Quorum: President John Host called the meeting to order at 10:05 am. Directors present were John Host, Bonnie Mickles, Tony Rashid and Jake Boone. Patricia Givens attended via tele-conference call, establishing a quorum. Marie Wiberg of Premier Properties was also present.

Discussion and Update on Lawsuit: John Host and Marie Wiberg updated the pending litigation with the board members. The association's legal counsel is awaiting a response from the Defendant's attorney.

Discussion on Exterior Wood Repairs: John Host informed that residents have been contacted and are completing their repairs readying for exterior painting. John continued that he continues to review and is awaiting another proposal or two for selection of a painter for membership's consideration.

Discussion on Exterior Painting Proposals, Selection of Vendor to Members, Information to Members: John Host reviewed the painting specifications and painting proposals received to date. John suggested that proposals for all exterior work continue to be collected for all units, to have all the exterior work completed at one time, for best proposal and quantity pricing. That once a vendor is selected from the proposals, the membership will be provided the information only for their consideration to react on the repairs and pay the vendor directly.

Discussion on Retention Pond Bank and Erosion Issues: Board discussion in this matter took place of the matters of concern. Bonnie Mickles made a motion to hire an engineer to get answers and solutions on the erosion issues. Darla Wright seconded. Vote: 4:Yes 1:No Motion passes.

Discussion on Exterior Paint Colors: Bonnie Mickles reviewed the paint color selection chart mailed to each member to be voted on for their color choice. Bonnie Mickles made the motion to paint the building bodies seasalt. Darla Wright seconded. Vote: No:3 Yes:3 Motion does not pass.

Darla Wright asked if the painting specifications would be sent to The Daily Group painting company. Marie Wiberg confirmed that she would email the Sherwin Williams specifications to The Daily Group for their consideration to provide a painting proposal.

The First Warning Notice to the Owner and Renter of Unit #37 was discussed with the Board Members. John Host informed the board members of the various violations with the renter and the renter's pet and a First Notice will be sent with Fining Committee consequences.

Discussion on Attorney Letter on Unit Exteriors and Community Projects: Discussion pertaining to correspondence from the association's legal counsel was reviewed. In the future, the association cannot proceed with community projects involving the 20 individual buildings since the association is not responsible for the exterior maintenance of the units. Marie Wiberg suggested the Annual Meeting Agenda be updated to include a Q&A session with the membership. Bonnie Mickles made a motion that since some exterior units have already paid to paint their units we are stuck in the process, need to communicate to our members and do what's correct going forward. Jake Boone seconded. Motion passed unanimously.

Discussion on Sewer Backup: John Host reviewed a sewer backup reported by Units #37 and #38. John continued that there are six other members all connected to the same sanitary sewer pipes. Marie Wiberg suggested an email be sent to all members to not flush any sanitary products, tampons, sanitary wipes or fluffy toilet paper down the toilets.

Board Member Jake Boone has volunteered to be the association's web master guru sending out emails to the membership and investigating costs associated with a Tahitian Place community website and what features are desired.

Bonnie Mickles discussed the trip hazards around some of the sidewalks. Bonnie Mickles then made a motion to obtain proposals on sidewalk grinding to level and to remove and replaced damaged areas as necessary. Darla Wright seconded. Motion passed unanimously.

Tree trimming and tree removal was discussed. Marie Wiberg will arrange an inspection with an arm's length arborist, the city of Dunedin's. Bonnie Mickles made a motion to follow through on recommendations from the city arborist. Darla Wright seconded. Motion passed unanimously.

Discuss water consumption: The current city of Dunedin water bill was discussed due to the significant increase (100%) in water consumption and sewer charges. The board discussed individual water meters on each unit, the labor involved to read and bill the usage along with all estimated costs associated. No action at this time.

Adjournment: Motion was made by Bonnie Mickles and seconded by John Host to adjourn the meeting. Motion passed. Meeting adjourned at 11:55 am.