

Tahitian Place

HOMEOWNERS' ASSOCIATION, INC.

NOTICE OF BOARD OF DIRECTORS MEETING

Notice is hereby provided that a regular meeting of the Board of Directors of the TAHITIAN PLACE HOMEOWNERS' ASSOCIATION, INC. will be held as follows:

DATE: Saturday – April 20, 2024

TIME: 10 AM

PLACE: Office of Monarch Association Management

500 Alternate 19 South ♦ Palm Harbor

ZOOM ID: 857 1041 3471 ♦ Passcode: 984950

AGENDA:

1. Proof of Notice

Notice confirmed to be posted by the dumpster.

2. Establish Quorum

Bonnie, Darla, Michelle, Darla, Sue, Jake (in person), Jessica (virtual)

3. Call Meeting to Order

Meeting called to order at 10:11 am.

4. Approval of Annual Meeting Minutes – March 9, 2024

- Meeting minutes were updated and amended to include more accurate information. **Amended meeting minutes will be reviewed and approved to upload to the web at our next meeting.** Need to add Insurance requirements.
- Carport insurance: will call Stahl insurance (and emailed them today) to ask to cover them to ask to extend policy coverage, which ended today
- Bonnie asked Sue to verify which documents have been recorded in Pinellas Co. and which have not.

5. Officer Reports

a. President's Report

- A new renter has moved in who did not follow our procedure to admission because the unit owner went through a separate leasing agent to complete renter application. Bonnie will do an interview with the new renters. The owner will be subject to fining (for putting trash on adjacent owner property) and review by the committee procedure (we are at a first written wording). Other documentation still needed is the complete application and lease.

- The palm tree between unit owners 34 and unit 35 needs to be cut because it is dead. Bonnie made a motion to have Sue send a letter to the unit owners to notify them that they are responsible for the tree and that the board is not responsible for removal. Darla seconded. Motion carried (RESCINDED BY SUBSEQUENT ACTION; SEE 6b).
- b. Treasurer's Report
 - As of the end of March, we are \$6000~ positive and \$24000 positive in our reserves. Monthly financial information is available on the Monarch portal.

6. Business to be Discussed

- a. Dead palm removal and danger to new owner. See point
- b. Tree removal in back of cypress area.
 - Bonnie makes a motion to discuss and correct the issue in the back, plus 17 palm tree trimming. Darla seconded. Review of bids from Dave Swingle (\$5860), Ken Meyer (\$7700), and EB Trees (\$3930). Darla motioned to approve EB Trees to clean up cypress areas and trim palm trees. Bonnie seconded and added to remove dead palm between units 34 and 35. Motion approved. Letter will be sent to all unit owners that the association will no longer pay to remove any of the trees on unit-owner property from the date of notice.
- c. Erosion action plan, gutters, carports (tabled till next meeting).
- d. Beautification: Darla will get bids on picnic area and entrance "pillars" to redo or fix. Monarch will repair and clean the fence around the dumpster. Walkthrough of units is scheduled on 05/03/2024 at 9:30 a.m. with Jessica, Darla, Michelle, and Sue. Sue noted that she will be out of the country between August 8th – 19th, 2024.
- e. New owner/renter requirements. Re-affirmation of application, \$100 application fee, interview and background check for each resident is required.
- f. Update on late payers: Owners who are behind in their payments: all 30+ days late on any association payments will receive a letter and a \$25 late fee charge (not new; this is part of our agreement with Monarch).
- g. Review of financials—completed.
- h. Meeting schedule for 2024: General days are Thursdays at 7 pm at Monarch offices. Sue will arrange for Zoom for people who can't attend in person:
 - 05/30/24
 - 06/27/24
 - 07/25/24
 - 08/15/24 (will need to be done outside of Monarch offices)
 - 09/26/24
 - 10/24/24
 - 11/21/24
 - No meeting in December
- i. Distribution to owners of roof specifications. Sue will send with the letter of specs and a reminder that the board needs to approve the replacement -- with the licensed and insured contractor info included -- saying that non-common-area trees will no longer be paid by the HOA.
- j. Dog waste, dogs on leashes and signage. Sue will send a reminder letter to all owners that dogs must be on a leash and that pet waste needs to be picked up, and that there are hazards such as gators, coyotes, and snakes. Darla suggested to pay for professional signs about speed limits, gators, pick up pet waste, etc. She will identify needed signs and get bids for them. Signs and rat-trap placement will determined during the walkthrough.
- k. Review of rule violations, actions taken and actions needed (tabled till next meeting).

Action Items – Letter to be sent to unit owners will be posted as a reminder or as a section on the website for the following items: Dogs on leash/cleanup after pet and dispose of waste in dumpster; non-common area trees no longer paid for by the association, roof specs.

7. Anything to Come Before the Board

Darla will look into getting rat traps for the common area.

8. Adjournment

Bonnie motioned to end the meeting. Darla seconded. Motion carries.

Adjourned at 1:07 PM

Posted By Order of the Board of Director

Your Tahitian Place Board of Directors is inviting you to a Zoom meeting.

Topic: Tahitian Place HOA

Time: April 20, 2024 10:00 AM Eastern Time (US and Canada)

Join Zoom Meeting:

<https://us02web.zoom.us/j/85710413471?pwd=S0tkN29nOXZkRm5mRG83bzI5YWpGdz09>

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