



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, May 21, 2024, at 7:00PM

Meeting held at the BCWCID#2 Conference Room

TVPOA Board Members Present:

Charles Brading, Charles Brown, David Carter, and Dann Zimmer

Board Members Absent: Mary Jo Creamer and Mac Simpson

Association Manager: Amanda Homesley

PUBLIC PRESENT: Lois Hornbuckle, Greg Stigall, Randy Hudgins

MEETING CALLED TO ORDER: Meeting was called to order at 7:03 p.m. by President,
Charles Brading

SECRETARY'S REPORT

1. Discussion and approval of the April 16, 2024, meeting minutes.

Charles Brown made a motion to accept the April meeting minutes. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.

TREASURER'S REPORT

1. Discussion and possible approval for the April 2024 financials.
Amanda Homesley stated that we had a total income of \$13,980.69. Transfer fees were \$13,526.00 and interest was \$454.69. For expenses, some of which include auto expenses of \$1,984.00 for insurance, truck maintenance for \$276.12 for inspection, registration and oil change, payroll \$3,727.61, hog trapping \$3,000 and legal expenses for \$591.25. Total of expenses for the month was \$13,424.20 leaving a net income of \$556.49.

Dann Zimmer stated that interest seems low.

Amanda Homesley stated it should be higher next month because we just moved money into a new CD.

Dann Zimmer stated what CD?

Amanda Homesley stated it was an Edward Jones CD and will have to get that information to you.

Dann Zimmer stated he would appreciate it if we could send it to him because no cd's were maturing.

Amanda Homesley asked Charles Brading the amount of that because you took care of that. Charles Brading stated I believe it was \$60 or \$65k.

Dann Zimmer stated but we didn't have any renewing.

I watched it very closely and had access to it but don't anymore. The next CD maturing was July.

Amanda Homesley stated I will get that information to you tomorrow.

Can I get a motion for the April financials since this is for May?

Dann Zimmer stated there is nothing on this stating there was a renewal.

Amanda Homesley stated we will wait and do it next month.

April financials were tabled.

INFORMATIONAL UPDATES (For community knowledge only. No board action allowed.)

None

PUBLIC COMMENT PERIOD (Each member has 3 minutes to speak. No Board action can be taken.)

Lois Hornbuckle asked can we get an update on the hog trapping?

Amanda Homesley stated that the total number was 65 and we are done, and the trappers are gone.

Dann Zimmer asked is there any idea what is still is in the field?

Amanda Homesley answered no.

Dann Zimmer asked isn't this really a county issue?

Charles Brading answered no. You have to take care of your own property. That is why we were trying to take care of Tahitian. They will start breeding and they will take over.

OLD BUSINESS

ACC Report given by Amanda Homesley

Permits issued for February 2024:

- 2 new homes
- 10 fences
- 0 pergola
- 1 decks/patio
- 3 sheds
- 0 garages
- 1 retaining wall
- 0 pool
- 0 driveway
- 30 total homes permitted in 2024

1. Touring violation report for January showing a total of 42 letters delivered to residents:

- 1st letters sent out were 36
- 2nd letters sent out were 16

- 3rd letters sent out were 5
- Total for the month was 57
- 22 violations resolved (some resolutions may be from violations issued in previous months)
- 12 hours toured during the month for a total of 128 miles.

Dann Zimmer asked about how many homes were being sold. Conversation was had momentarily with audience.

NEW BUSINESS

1. Discussion and possible action on scholarships.
Charles Brading stated that he would like to motion to give a \$2k scholarship to each of the seven scholarship applicants for the inaugural year of the scholarship program. This is the only year we are proposing to give all applicants a scholarship.

Dann Zimmer made a motion to give a \$2k scholarship to each of the seven scholarship applicants for the inaugural year of the scholarship program. This is the only year we are proposing to give all applicants a scholarship. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.

EXECUTIVE SESSION

**The POA entered an Executive Session at 7:13 PM.
The POA reconvened in regular session at 7:32 PM.**

David Carter made a motion to send the 3rd letter violations to the attorney. Dann Zimmer seconded the motion, and the motion passed unanimously.

Charles Brown made a motion to adjourn. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.

Meeting adjourned at 7:33 PM.

	6-18-24
David Carter, TVPOA Secretary	Date
	6/18/24
Amanda Homesley - Association Manager	Date