



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, July 16, 2024, at 7:00PM

Meeting held at the BCWCID#2 Conference Room

TVPOA Board Members Present:

Charles Brading, Mary Jo Creamer, David Carter, Mac Simpson

Board Members Absent: Dann Zimmer and Charles Brown

Association Manager: Amanda Homesley

PUBLIC PRESENT: Lois Hornbuckle, Greg Stigall, Randy Hudgins, Michele Plummer, John Creamer, Julie Ton, Randy Lorensen, Luke Thompson

MEETING CALLED TO ORDER: Meeting was called to order at 7:00 p.m. by President, Charles Brading

SECRETARY'S REPORT

1. Discussion and approval of the June 18, 2024, meeting minutes.

David Carter made a motion to approve the June meeting minutes. Mac Simpson seconded the motion. A vote was taken, and the motion passed unanimously.

TREASURER'S REPORT

1. Discussion and possible approval for the June 2024 financials.

Mary Jo Creamer stated we had interest income of \$2,688.00, transfer fees of \$8550.00 giving a total income of \$11,238.00. Total expenses were \$4,246.00 and the majority of the expenses were payroll at \$3,372, legal fees \$678, and website \$200. The net income was \$6991.00.

Mac Simpson made a motion to approve the June financials. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.

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

Clean Sweep will be on July 20th at 8:00 at this location. Help is always needed and there will be breakfast.

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

Randy Hudgins, I am on the ACC. Our sign on the West side is really faded out. I have looked into it and to replace the sign it would cost \$498. It would be around \$150 in labor to take it out and put the new one in. When I was checking in to it, the sign that is in there is supposed to be double sided. If it is, then all I have to do is pull it out and clean it. I am hoping it is. Worse case scenario, we are looking at \$650 to replace it along with the lights. I just wanted to give the board of the information. Mac Simpson requested that we put this on next month's agenda.

OLD BUSINESS

ACC Report given by Amanda Homesley

Permits issued for June 2024:

- 3 new homes
- 7 fences
- 0 pergola
- 0 decks/patio
- 2 sheds
- 0 garages
- 0 retaining wall
- 1 pool
- 1 driveway
- 42 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 32
- 2nd letters sent out were 15
- 3rd letters sent out were 5
- Total for the month was 52
- 18 violations resolved (some resolutions may be from violations issued in previous months)
- 10 hours toured during the month for a total of 104 miles.

2. Discussion and possible action on providing support for The Purple Heart recipients.

Charles Brading stated he has been looking into this. The trip he mentioned last month is going to be fairly expensive and would be difficult to pick out what people to send from the community. We have been looking at a few other options. A program (Tahitian Village Veterans Assistance Program) to get assistance on building, such as ramps. I will need to get with board members, maybe set up a committee to set up details such as how much we would be spending, etc. Another idea would be to exempt or discount veterans from permit fees.

David Carter stated that maybe we contribute to something that is already existing like the Red, White and Blue and support that.

Mac Simpson stated that I like both ideas. David's idea is supporting the veterans for the county and Charles' idea is for veterans that live in our Tahitian community.

Lois Hornbuckle asked to clarify on exempting them from what type of permits?

Randy Hudgins stated that you would have to limit it to things such as sheds and fences.
Amanda Homesley stated that you could state anything other than New Homes and Guest Homes.

Mary Jo Creamer stated that you could have 1 person that has a bid of \$3k and another for \$6k and they need to submit a couple of bids before they build it, or have guidelines. It would be nice to pay for the entire wheelchair ramp if we could. We would have to have a budget; how many could we do? And they would not have to pay for the fee.

Greg Stigall stated my suggestion is to get a committee together.

Charles Brading stated I will move forward with getting a committee and come back with information with a plan.

NEW BUSINESS

1. Discussion and possible action on National Night Out.

Charles Brading stated that National Night Out is on October 1st. I have spoken to Tina and Alton, and they said we could use the clubhouse. Pam has found a band and that they would be available on that day. We will get some more information on that including the cost.

Last year we did face painting and that went well.

Amanda Homesley asked, "do you still want to do that?"

Charles Brading answered, yes.

Amanda Homesley stated so I will contact her. Also, what about food down there?

Charles Brading stated I am sure they will provide hamburgers, and hotdogs.

Amanda Homesley asked will you check to see how much that would be.

Charles Brading stated I will check on what we spent last year and try and stay within that budget.

Randy Hudgins stated when we did it at our house, we put up signs and we had alot of people.

Charles Brading stated we will look into the cost of those.

Randy Hudgins stated we also asked for donations for the Animal Shelter and received a lot of them.

Amanda Homesley commented that is a great idea.

Mac Simpson asked if anyone had any ideas.

Randy Hudgins mentioned doing a raffle, and Amanda Homesley mentioned doing a desert contest.

Charles Brading stated that he would get with Tina and Alton.

Amanda Homesley stated yes, please see if we need to put money down and get it in writing.

EXECUTIVE SESSION

The POA entered an Executive Session at 7:26 PM.

The POA reconvened in regular session at 7:43 PM.

Mary Jo Creamer made a motion to send the 3rd letter violations to the attorney. David Carter seconded the motion, and the motion passed unanimously.

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

Meeting adjourned at 7:44 PM.

[Redacted Signature]

David Carter, TVPOA Secretary

8-20-24

Date

[Redacted Signature]

Amanda Homesley - Association Manager

8/20/24

Date