



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 20, 2025, at 7:00PM

Meeting held at the BCWCID#2 Conference Room

TVPOA Board Members Present:

Charles Brading, David Carter,

Mary Jo Creamer, and Charles Brown

Board Members Absent: Tom Clayton and Teo Jaimes

Association Manager: Amanda Homesley

PUBLIC PRESENT: Greg Stigall, John Creamer, Randy Hudgins, Lois Hornbuckle

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 April 15, 2025, meeting minutes.

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

TREASURER'S REPORT

1. Board discussion and possible approval for the April 2025 financials.

Mary Jo Creamer stated that some noted income was transfer fees of \$17550, interest of \$3789 and Clean Sweep with a total income of \$21,479. Expenses included truck maintenance of \$1,488, contribution to parking lot \$29,640, payroll \$4,877, professional fees \$1423, Clean Sweep \$3,386, total expenses were \$43,463 with a net loss income of \$-21,984.

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

2. Board discussion and possible action on expiring CDs.

Mary Jo Creamer stated we had a CD that expired on April 2nd in the amount of \$65k. We can leave this one in the cash account. There are others that will expire but at a later date.

Charles Brading agreed and said to leave it in the cash account to cover things such as National

Night Out.

Mary Jo Creamer stated this will cover scholarships and donation requests.

The board agreed that no motion needs to be made, leaving the money where it is.

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

Clean Sweep will be in July, on the 3rd Saturday from 8:00-noon.

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

Lois Hornbuckle asked if the cash account makes interest where it is.

Randy Hudgins suggested we put it in a money market to draw interest.

Charles Brading stated that it is a minimal amount of interest.

Mary Jo Creamer asked Amanda to call Edward Jones to find out information on the money market account and how many withdrawals are we allowed.

OLD BUSINESS

ACC Report given by Amanda Homesley

Permits issued for April 2025:

- 9 new homes
- 11 fences
- 2 pergolas
- 1 deck/patio
- 6 sheds
- 0 garage
- 0 retaining wall
- 0 pool
- 0 driveway
- 34 total homes permitted in 2025

1. Touring violation report for April

- 1st letters sent out were 27
- 2nd letters sent out were 8
- 3rd letters sent out were 7
- Total for the month was 42
- 30 violations resolved (some resolutions may be from violations issued in previous months)
- 12 hours touring and 123 miles

NEW BUSINESS

1. Board discussion and possible action on Clean Sweep.

Mary Jo Creamer stated that July is brutal because it is so hot and if Waste Connections is willing to start at 7:00, I would like to do 7:00-11:00.

Charles Brading stated I would like to keep it at 8:00-noon.

Charles Brown stated that I don't think it would make that much of a difference.

It was agreed to leave it the same.

Charles Brading stated that when people drop off their items, they have the perception that the volunteers will unload. I want to get signage about unloading. We will work on the wording of the signage.

If the board agrees, we will get some signage. Board agreed.

Amanda Homesley stated I would like to bring up the tire issue. We either have a trailer to put the tires on there or we have someone come pick up the tires and take them for us.

Charles Brading stated we need to get a price on how much someone will charge us.

We need to get out of the tire business. Amanda Homesley stated she will work on getting a price from someone to take the tires to the Transfer Station.

2. Board discussion and possible action on donation request.

Charles Brading stated we had a donation request come in from Butch Carmack from the Friends of Tahitian for the fireworks for the 4th of July event at the clubhouse.

Randy Hudgins stated last time we donated to them, they took all the credit and acted like we had nothing to do we it. We put a lot of money into it.

Lois Hornbuckle addressed the fire hazard of fireworks.

Amanda Homesley stated to make you feel better, I don't think they will proceed if there is a Burn Ban.

Charles Brading asked if there any motions.

Mary Jo Creamer stated if there aren't any, then it dies.

No motion was made; therefore, it dies.

EXECUTIVE SESSION

The POA entered an Executive Session at 7:27 p.m.

The POA reconvened in regular session at 7:46 p.m.

Mary Jo Creamer made a motion to send the 3rd letter violations to our attorney. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.

Charles Brown made a motion to approve the compensation package for the Association Manager. David Carter seconded the motion. A vote was taken, 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 7:48 PM.

[Redacted Signature]

David Carter, TVPOA Secretary

Date

6-18-25

[Redacted Signature]

Amanda Homesley - Association Manager

Date

6/18/25