



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, August 19, 2025, at 7:00PM

Meeting held at the BCWCID#2 Conference Room

TVPOA Board Members Present:

Charles Brading, David Carter, Charles Brown, Mary Jo Creamer

Tom Clayton and Teo Jaimes

Board Members Absent: None

Association Manager: Amanda Homesley

PUBLIC PRESENT: John Creamer, Greg Stigall, Luke Thompson, Lois Hornbuckle, Russ & Debby Hess

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 July 15, 2025, meeting minutes.

Mary Jo Cream made a motion to approve the July meeting minutes. Tom Clayton seconded the motion. A vote was taken, and the motion passed unanimously.

TREASURER'S REPORT

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

Mary Jo Creamer stated that our largest income was from transfer fees of \$13,050 with a total income of \$14,566.00. Some expenses included payroll \$5,814, and Clean Sweep \$531. Total expenses were \$9,514 and a net income of \$5,052.77.

David Carter made a motion to approve the July financials. Tom Clayton 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 have an expiring CD coming due August 29th in the amount of \$135k. The best thing to do to keep them spread out is to do an 18 month CD at 3.95%. We will have 3 more expiring by the end of the year that we will need to look at

and there is plenty of money to cover what is needed in the operating account.

Charles Brown made a motion to move the expiring CD into an 18-month CD at 3.95% at Edward Jones. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.

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.)

None

OLD BUSINESS

ACC Report given by Amanda Homesley

Permits issued for July 2025:

- 8 new homes
- 11 fences
- 3 pergolas
- 0 deck/patio
- 4 sheds
- 1 garage
- 1 retaining wall
- 0 pool
- 0 driveway
- 57 total homes permitted in 2025

1. Touring violation report for July

- 1st letters sent out were 14
- 2nd letters sent out were 10
- 3rd letters sent out were 2
- Total for the month was 26
- 31 violations resolved (some resolutions may be from violations issued in previous months)
- 12.75 hours touring and 134 miles

Tom Clayton asked if we could add this POA information to the agenda each month?
Amanda Homesley stated she will get that added.

2. Board discussion and possible on National Night Out update.

Charles Brading stated that the invites have been sent out for most of the responders. Helen, the face painter is coming, and Smoked Love has responded that they would love to come back to serve the food. We are still waiting on the bid from them as we have increased the amount by 100 people. The cost of the venue and cleaning will be \$500 so we are set for that. We have not confirmed with a band yet. Amanda Homesley stated that she did a price for a 3-man band for \$300. The board asked David to check with Jo Bob's from last year to see if they were available. We are going to do the baking contest again and have 2 judges set up for that so far. We will also be increasing the number of gift bags for the responders since there was such a large number of them last year.

NEW BUSINESS

1. Board discussion and possible action on a sign variance.

Luke Thompson is requesting up to 15 signs, no larger than 18x24, be placed throughout the neighborhood in September-October and mid-April - mid May for bird migrating. He will be responsible for retrieving the signs at the end of time period.

Luke Thompson stated that there was a meeting today for county parks support organization. This is to expand county parks in the area.

David Carter made a motion to approve the bird migrating signs with conditions stated. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.

2. Board discussion and possible action on Holiday Arts & Crafts show.

Amanda Homesley stated that last year was a great success. I want to know if we can get this approved to move forward. We are going to have more space now because we have more concrete. The date would be November 22nd. We are wondering about the time frame and would like the board to decide on it. Last year we did it from 10:00-3:00.

We are also looking at getting food vendors.

Tom Clayton asked if we charge for spaces?

Amanda Homesley stated, yes. We will be responsible for insurance, porta john(s) and signage.

We aren't looking to make money but basically break even.

Charles Brading stated the event is not to make money, it is for the neighborhood.

Tom Clayton and Mary Jo stated how about extending it to 4:00?

Board agreed to this.

Lois Hornbuckle asked about the spot prices.

Amanda Homesley stated that a single covered spot will be \$60, double covered \$120.

A single uncovered will be \$30, double uncovered will be \$60.

Teo Jamies asked if they were allowed to bring their own canopy?

Amanda Homesley stated, yes.

Amanda Homesley stated she remembered a question she needed to ask about National Night Out. Last year we had donations brought in for the Animal Shelter. Do we want to do that again? We were thinking about maybe including the Food Pantry as well or would that be too much?

Mary Jo Creamer stated why wouldn't we want to do it, they are always in need.
Amanda Homesley asked for one or both.
Board agreed to do the Animal Shelter again.



Charles Brading stated on a future agenda item, I would love to hear from the board members about how to spend money.
The carryover that we had is coming to an end, so the tax burden is upon us.

EXECUTIVE

None

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

Meeting adjourned at 7:26 PM.

	<u>9-16-25</u>
David Carter, TVPOA Secretary	Date
	<u>9/16/25</u>
Amanda Homesley - Association Manager	Date