



# TAHITIAN VILLAGE

## TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association  
Tuesday, December 16, 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 and Tom Clayton

Board Members Absent: Teo Jaimes

Association Manager: Amanda Homesley

**PUBLIC PRESENT:** Greg Stigall, Luke Thompson, John Creamer, Carl Floto, Sarah Pylant, McKenna Truxillo, Kim Phillips, Linda Guerrero

**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 November 18, 2025, meeting minutes.

**Mary Jo Creamer made a motion to approve the November meeting minutes. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.**

### **TREASURER'S REPORT**

1. Board discussion and possible approval for the November 2025 financials.  
Mary Jo Creamer stated we had interest income \$4,576, Arts & Crafts \$300, Transfer fees \$8,275 with a total income of \$13,151. Expenses were donations of \$17,800, payroll \$11,907, Clean Sweep \$3,490. Total expenses were \$35,536, leaving us a net income of -\$22,385.  
The biggest was because of the donation for the fire hydrant repair which is a benefit for our community.

**Charles Brown made a motion to approve the November financials. Tom Clayron seconded the motion. A vote was taken, and the motion passed unanimously.**

2. Board discussion and possible approval of expiring CDs.

Mary Jo stated that we have a CD expiring this month on 12/29 for \$90k. We can let it expire and let it go into the cash account and discuss it next month. We currently have \$79k in the cash account. I did transfer \$25k into the checking account to cover the Pines & Prairie donation. Amanda Homesley stated we will put this on next month's agenda.

3. Board discussion and possible approval of the proposed 2026 budget.

Mary Jo Creamer went over the proposed budget presented. She asked if there were any questions or if anything needed to be changed.

Tom Clayton stated that we did a really good job. Tom Clayton stated that we will need to add a new line item for the taxes.

Amanda Homesley stated that this year will be a good test since this will be the first year without a roll-over.

**Tom Clayton made a motion to approve the proposed 2026 budget. Charles Brown 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 January 17<sup>th</sup> from 8:00-Noon. We always need volunteers to help.

\*The Holiday Contest is also going on if you are interested in seeing that. The information with maps/addresses has gone out.

**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 November 2025:**

- 9 new homes
- 11 fences
- 1 pergolas
- 0 deck/patio
- 2 sheds
- 0 garage
- 2 retaining walls
- 0 pool
- 2 driveways
- 89 total homes permitted in 2025

1. Touring violation report for November

- 1<sup>st</sup> letters sent out were 8
- 2<sup>nd</sup> letters sent out were 2
- 3<sup>rd</sup> letters sent out were 2
- Total for the month was 12

(For a breakdown of what the violations were for, see the POA agenda.)

We stop sending letters in the month of November in case of an election to get property owners in compliance.

## **NEW BUSINESS**

1. Board discussion and possible action on donation requests from Emile Elementary PTA.

Sarah Pylant stated she is a property owner as well as part of the Emile Elementary PTA.

Charles Brading asked, will you explain how the money will directly benefit Tahitian Village?

Sarah Pylant stated Emile Elementary is a Title 1 School that has approximately 600 students and 360 from Tahitian Village. We see the benefits of investing in our children and improving the school rating. We assist in field trips, books, supplies, and educational programs.

Mary Jo Creamer asked, what exactly are you asking for.

Sarah Pylant stated we are asking for a monetary donation from \$5k-\$10K.

Mary Jo Creamer asked how would we know that it would be used for this purpose?

Sarah Pylant stated we don't have operational costs. The money we fundraise goes into the school. We would be happy to provide a report for you and our budget. This would be just for Emile Elementary.

Mary Jo Creamer asked if we could take this into Executive Session.

## **EXECUTIVE SESSION**

**The POA entered an Executive Session at 7:21 p.m.**

**The POA reconvened in regular session at 7:29 p.m.**

**David Carter made a motion to send the 3<sup>rd</sup> letter violations to our attorney. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.**

Charles Brading stated we discussed the PTA's request. We are very limited in how we can give money but may have a solution and Tom will discuss that with you.

Tom Clayton stated that basically our hands are tied with what we can do. We can potentially work with you. We could work with a facility like Bastrop River Club, and we can pay for the place and the insurance. We would need your help with an action plan on how you would execute, how many volunteers you would have and how you would run it.

That way we are keeping the funds directly here but assisting you in your fundraising.

Bastrop River Club is empty, and we have a good relationship with them. We could work with you but need more details.

Sarah Pylant asked if we made a plan to benefit safety at the school, would that be something you could contribute to?

Charles Brading stated, probably not.

Tom Clayton stated the funding must directly benefit our subdivision.


Sarah Pylant also stated that if anyone is interested in supporting, you can join the PTA.

Fundraiser ideas were discussed.

Sarah Pylant thanked us for putting them on the agenda.

**David Carter made a motion to adjourn. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.**

**Meeting adjourned at 7:36 PM.**

	<u>1-22-26</u>
David Carter, TVPOA Secretary	Date
	<u>1/20/26</u>
Amanda Homesley - Association Manager	Date