



# TAHITIAN VILLAGE

## TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association  
Tuesday, January 20, 2026, 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, Randy Hudgins, John Creamer, Laurie Mason, Tony & Tina Terry, Sandra Claxton, Carl Floto, Luke Thompson, David Kozieja, Sarah Pylant

**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 December 16, 2025, meeting minutes.

**Mary Jo Creamer made a motion to approve the December 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 December 2025 financials. Mary Jo Creamer stated we had a total income of \$13,666, most of which was transfer fees. Expenses were donations of \$18,000, payroll \$2,487, annual meeting \$1,570. Total expenses were \$24,902, leaving us with a net income of -\$11,236.

**Charles Brown made a motion to approve the December financials. David Carter 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 the next time we have one expiring is in April and that it is \$75k. Right now, we have \$146,553.39 sitting in the Edward Jones cash account that has already expired.

Amanda Homesley reminded them about the Fire Department donation that needs to be paid and that is \$70k.

Mary Jo stated we can table it for next month so the new board can address this.

Charles Brading and others agreed.

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

Annual Meeting will be held on January 24<sup>th</sup> at Best Western at 10:00 am.

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

Tony Terry passed pictures around to board members. He stated that there is an Airbnb across the street from him that is an Airbnb. They have blocked in the neighbors, have had nine cars parked at one time, have loud parties and speed down the roads. There have also been two mailboxes destroyed.

Charles Brading stated what the Sheriff's Department state?

Tony Terry stated that his wife went there, and they said that it is a POA problem and they can't do anything about it.

Mary Jo Creamer asked what street this is on?

Tony Terry stated Naalehu.

Charles Brading asked, do we know what the policy is for Airbnb's?

Amanda Homesley stated we don't have one.

Tony Terry stated per the deed restrictions, it states single family dwellings. This is a weekly rental. About a year ago, you all made an automotive shop leave. Same thing, this is no longer a single-family dwelling, this is a business. There are a few families on this street that are not happy about this.

Charles Brading stated we will get back with our attorney on this matter and bring this back up.

Tom Clayton said we will also ask our attorney what our legal footing is to put some pressure on the county to help us.

Sarah Pylant with Emile elementary PTA stated that their board is getting together to work on a plan on how to work with the POA and thanked them.

**OLD BUSINESS**

ACC Report given by Amanda Homesley

**Permits issued for December 2025:**

- 7 new homes
- 13 fences

- 0 pergolas
- 0 deck/patio
- 4 sheds
- 0 garage
- 0 retaining walls
- 0 pool
- 0 driveways
- 96 total homes permitted in 2025

1. Touring violation report for December

- 1<sup>st</sup> letters sent out were 31
- 2<sup>nd</sup> letters sent out were 5
- 3<sup>rd</sup> letters sent out were 1
- Total for the month was 37

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

2. Board discussion and possible action on donation to Pines and Prairie.

Charles Brading stated last month POA donated \$18k. ACC then decided to donate \$10k.

We are bringing it back to the POA to see what is left.

Laurie Mason from Pines and Prairie stated the fire break is about ¼ of the way finished and it looks really great.

Charles Brading stated the rest of the donation is for infrastructure.

Laurie Mason handed out some information to the board on the infrastructure needed.

Tom Clayton asked, is this a permanent solution to what is presented?

Laurie Mason stated yes, as permanent as we can get with asphalt as it is better than gravel.

Timeline should be completed in 6 months.

**Charles Brown made a motion to approve a \$10k donation to Pines and Prairie. Tom Clayton seconded the motion. A vote was taken, and the motion passed unanimously.**

**NEW BUSINESS**

1. Board discussion and possible action on 2025 annual review.

Amanda Homesley stated we have an annual review that needs to be done for 2025. The last company that did it was DK Partners. He contacted me and wanted to put it on the calendar. The price would be the same as last year, which was \$4,500-\$5,500. DK Partners have now merged with CRI Advisors.

**Mary Jo Creamer made a motion to obtain CRI Advisors to do the 2025 annual review. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.**

2. Board discussion and possible action on school scholarships.

Randy Hudgins stated that we have given 2 scholarships in the amount of \$2k each. After doing some research, \$2k will barely pay for books for a semester.

I would like to see those go up to \$4k.

Mary Jo Creamer stated that I go to many scholarship programs and scholarships range from low to high. I think \$2k is a high amount.

I would like to see 2 scholarships from POA, 2 from ACC, each for \$2k.

Discussion went back and forth on amounts and how many to give.

Amanda Homesley stated that she believes that the POA and ACC should be aligned.

**Mary Jo Creamer made a motion to approve 2 scholarships in the amount of \$2,500 each. Tom Clayton seconded the motion. A vote was taken, and the motion passed unanimously.**

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

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

**EXECUTIVE SESSION**

None

**Meeting adjourned at 7:38 PM.**

	1/17/24
David Carter, TVPOA Secretary	Date
	1/17/24
Amanda Homesley - Association Manager	Date