



# TAHITIAN VILLAGE

## TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association  
Tuesday, February 17, 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, Tom Clayton and Teo Jaimes

Board Members Absent: None

Association Manager: Amanda Homesley

**PUBLIC PRESENT:** Greg Stigall, Tony & Tina Terry, Carl Floto, Luke Thompson,  
Mel Hamner, Patricia Gunter

**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 January 20, 2026, meeting minutes.

**Charles Brown made a motion to approve the January meeting minutes. Tom Clayton seconded the motion. A vote was taken, and the motion passed unanimously.**

2. Discussion and approval of January 24, 2026, Annual Meeting minutes.

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

Mary Jo Creamer stated that the Annual Meeting minutes year needed to be changed to 2026 instead of 2025.

Amended motion:

**Charles Brown made a motion to approve the January Annual Meeting minutes to reflect the correct year to 2026. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.**

## **TREASURER'S REPORT**

1. Board discussion and possible approval of the January 2026 financials.

Mary Jo Creamer stated most income came from transfer fees in the amount of \$8,550. Our total income for the month was \$8,751.00. Notable expenses were for the Annual Meeting of \$1,635. Total expenses for the month were \$2,459, leaving us with a net income of \$ 6,291.

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

2. Board discussion and possible approval of expiring CDs.

Tom Clayton stated that we need to decide whether we want to take action on the money that is sitting in the cash account.

Amanda Homesley stated that we have \$146,629.60 in the cash account.

We still need to pay the Fire Department and Pines & Prairie in total \$80,875 but I don't see that those two will need to be paid out anytime soon. The next CD that comes due is in April. I suggest you do something with the money in the cash account now but that is up to the board. Discussion went back and forth deciding how much to put into a CD and the period.

**Carl Floto made a motion to move the Edward Jones cash account of \$146,629.20 into a 9-month CD at Edward Jones. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.**

## **EXECUTIVE SESSION**

**The POA entered an Executive Session at 7:04 p.m.**

**The POA reconvened in regular session at 7:10 p.m.**

1. Election of Officers

**Charles Brown made a motion to nominate Tom Clayton as President. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.**

**David Carter made a motion to nominate Charles Brown as Vice-President. Teo Jaimes seconded the motion. A vote was taken, and the motion passed unanimously.**

**Charles Brown made a motion to nominate Carl Floto as Treasurer. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.**

**Charles Brown made a motion to nominate Teo Jaimes as Secretary. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.**

2. Bank Signatories

**David Carter made a motion to change all bank signatories to Thomas (Tom) Clayton-President, Charles Brown-Vice President, and Carl Floto-Treasurer. Luke Thompson**

**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.)**

Mary Jo Creamer reminded the board to change the signatories on the bank accounts. Amanda Homesley stated we failed to do that so can we go back to that now and make a motion to get that done. (This motion is reflected under bank signatories)

Mel Hamner welcomed the new members to the board and wanted to give the members some food for thought. I would like you to consider the grant capabilities that are out there. I would recommend Lovers Lane as the first and I will tell you why. The TXDOT grant that puts sidewalks in is normally dependent upon a school. There is a school off Lovers Lane. Lovers Lane should be four lanes based on the amount of traffic we measure on it, but it is only two. If we were to get a TXDOT grant to put the sidewalks in, this would assist with drainage and allow the commissioner a clear right of way to pave two more lanes. I would go after Langford and Company who does the grants for the County. You only pay them if they win the grant. It makes it more attractive. The negative is that they only pay 75% so someone else must pay the other 25% but the Langford Company goes to the TBA to pay for that 25%. Please consider applying or contacting them to see if they can assist the village or the commissioner who has a limited budget.

Teo Jaimes asked what would happen if the additional 25% is not picked up by someone else? Mel Hamner stated then, you all would have to pay for it.

**OLD BUSINESS**

ACC Report given by Amanda Homesley

**Permits issued for January 2026:**

- 9 new homes
- 8 fences
- 0 pergolas
- 0 deck/patio
- 1 shed
- 0 garage
- 1 retaining wall
- 1 pool
- 0 driveways
- 9 total homes permitted in 2026

1. Touring violation report for January

- 1<sup>st</sup> letters sent out were 25
- 2<sup>nd</sup> letters sent out were 0
- 3<sup>rd</sup> letters sent out were 7
- Total for the month was 32

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

2. Board discussion and possible action on Airbnb's.

Amanda Homesley stated that we did contact our attorney, and he stated that there is nothing in our deed restrictions/CCR's prohibiting them so there is nothing we can do.

Tony Terry asked how are they allowed when we shut down an automotive shop?

This is more than a rental, this is weekly. Properties are being torn up. With this we had two mailboxes get torn up, there was a fight and this is on one street. How can we not shut down a problematic business? It is a money-making business.

Amanda Homesley stated you can look this up; there has been a court case and the homeowner won in this type of case.

Tom Clayton stated we could have controlled it being it was a private road. This is not a private road. Also, to Amanda's point, we would need to get two-thirds of a vote to change anything in our deed restrictions. There is frankly nothing we can do.

Tony Terry stated I just do not understand as this subdivision is for single family dwelling homes.

Charles Brown stated the same thing is going on in Austin. If you own a home and you want to rent it out, you can. It is your home. You cannot commercialize your home. Our hands are tied.

Tom Clayton stated when the deed restrictions were written, this stuff did not exist.

Tony Terry stated he would like to see something change that will force commercial properties out of our neighborhood.

Charles Brown stated it is not considered commercial. It is their home.

Tom Clayton said I am sorry, there is not a lot we can do, we feel for you, but we have done what we could.

**NEW BUSINESS**

None

Tom Clayton would like to thank both Charles Brading and Mary Jo Creamer for their service.

**Teo Jaimes made a motion to adjourn. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.**

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

[Redacted Signature]

Teo Jaimes, TVPOA Secretary

2-20-26

Date

[Redacted Signature]

Amanda Homesley - Association Manager

2/20/26

Date