



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, March 17, 2026, at 7:00PM

Meeting held at the BCWCID#2 Conference Room

TVPOA Board Members Present:

Tom Clayton, Charles Brown, Carl Floto, David Carter,
Teo Jaimes and Luke Thompson

Board Members Absent: None

Association Manager: Amanda Homesley

PUBLIC PRESENT: David Kozieja, Greg Stigall, Maggie Abbott

MEETING CALLED TO ORDER: Meeting was called to order at 7:00 p.m. by President,
Tom Clayton.

SECRETARY'S REPORT

1. Discussion and approval of February 17, 2026, meeting minutes.

This motion was made on Slack on February 19, 2026.

David Carter made a motion to approve the February meeting minutes. Tom Clayton seconded the motion. A vote was taken, and the motion passed.

Tom Clayton stated that he wanted to clarify on record why this was approved via Slack. We had a new board, and we needed to get signatures updated at the banks so we could sign checks and be able to discuss CD information at Edward Jones.

TREASURER'S REPORT

1. Board discussion and possible approval of the February 2026 financials.
Carl Floto stated that income was \$10,336, we had expenses such as payroll for \$8,564, professional fees \$1,913, and Clean Sweep \$2,920. Total expenses were \$15,587 with a net income of -\$5,251.

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

2. Board discussion and possible action of expiring CDs.

Tom Clayton stated that previously in meetings we would look at each other like what should we do and we needed to come up with a plan that was flexible. Carl and I and Amanda went to Edwards Jones to get some information. The Information is in your packet and we will provide this on a monthly basis. The rates are fluid and will change but will give you some directional information. The most critical item to discuss is the money sitting in the cash account and the upcoming CD in April and potentially parking money in a money market.

Carl Floto stated that if you look at your balance sheet, you can use that as a starting point. It shows the maturity date and interest rate.

Discussion was had on timeframe, amounts and a possible plan.

I would like to make a motion to take the Edward Jones cash account money of \$146,629.20 with an additional \$4,000 from First National Bank and purchase two \$75,000 CDs with an expiration date on or before February 2027.

Charles Brown made a motion to revise last month's motion to the following:

Motion to move Edward Jones cash account of \$146,629.20 and \$4,000 from First National Bank and split into 2 CDs for \$75k at Edward Jones and use a money market for idol funds 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 February 2026:

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

1. Touring violation report for January

- 1st letters sent out were 22
- 2nd letters sent out were 7
- 3rd letters sent out were 4
- Total for the month was 33

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

NEW BUSINESS

1. Board discussion and possible action on cat complaint.

Resident did not come.

Tom Clayton stated that he had a discussion with Mel Hamner and that the tree trimmers that are trimming around the electrical lines are leaving chunks of wood on property. Mel stated that Bluebonnet has grants that would be available, but we would have to hire a company to pick up the debris and haul it off. I would like to pursue looking into that.

Greg Stigall stated that the fire department is also getting a grant to be able to go on private property to clean. You would need to ask them.

Amanda Homesley asked if there is a reason they are leaving it? Has anyone talked to them?


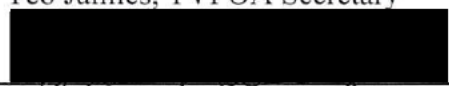
Charles Brown stated he called 2 days ago, and they haven't returned the call.

EXECUTIVE

None

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

Meeting adjourned at 7:29 PM.

	4/21/20
Teo Jaimes, TVPOA Secretary	Date
	4/21/20
Amanda Homesley - Association Manager	Date