

TAHITIAN VILLAGE ARCHITECTURAL CONTROL COMMITTEE

P.O. BOX 636, BASTROP, TEXAS 78602, (512) 321-1145

MINUTES

The regular board meeting of the Tahitian Village Architectural Control Committee

5:30 PM, Monday, July 6, 2026

120 Corporate Drive, Bastrop, Texas 78602

Facebook Live at Tahitian Village

Present Board Member(s): Randy Hudgins, Eddy Plummer, David Kozieja and Annette Gast

Board Member(s) absent: None

Association Manager: Amanda Homesley

Time Meeting Called to Order: 5:30 p.m. by President, Randy Hudgins

1. Senior Scholarship presentation

Randy Hudgins stated we are presenting Oliver Fowler with a senior scholarship. Congratulations and good luck to you!

Public Present: Tom Clayton, Greg Stigall, Michele Plummer, Bryan, Syndy and Oliver Fowler, Terry Rand, Andoni Zagouris

Secretary's Report for June 1, 2026:

Eddy Plummer made a motion to approve the June meeting minutes.

David Kozieja seconded the motion. A vote was taken, and the motion passed unanimously.

Treasurer's Report:

1. May Financials

For May, we had \$5,150 in permit fees and \$250 in violation fines, and our total income was \$13,988.37. Our total expenses were \$10,860.10. This brings our net income to \$3,128.27. For a more thorough breakdown, please refer to the Profit & Loss report.

Brendan Harvey made a motion to approve the May financials. Eddy Plummer seconded the motion. A vote was taken, and the motion passed unanimously.

Information Updates:

Clean Sweep will be on July 18th from 8:00-Noon. We are asking for volunteers. If you are interested, please contact the office.

Unfinished Business:

ACC Report given by Amanda Homesley

Permits issued for May 2026:

- 5 new homes
- 9 fences
- 0 pergola
- 1 deck/patio
- 4 sheds

- 0 garage
- 1 retaining wall
- 0 driveway
- 0 pool
- 39 total homes permitted in 2026

New Business:

1. Committee discussion and possible action on a fine dispute.

Andoni Zagouris stated his house was finished but before it was nearly complete, he received a fine. I asked for more information and additional details. I received an email from Amanda.

I agree with some and not with others. While making a lot of decisions along with the way some things slipped through the cracks and I want to discuss those things today.

Randy Hudgins stated I will try and explain this as best as I can.

There was an amendment made to this house which costs \$50.00 Anytime a builder makes a change on a house, they need to file that with us. This is taking or adding something. After you got the approved amendments approved, you made other changes. That is making additional changes.

Andoni Zagouris stated that there were revisions that were drawn in the elevation drawings that interfered with framing, so the window wasn't able to fit. Instead of throwing the window away, we added it to the side of the garage. Did we file a change? Unfortunately, we didn't. I don't think if it detracts from the house or if it causes issues with the build I would like to file the change order. I understand it's retroactive, but I would like to work in a neighborly fashion instead of being told I have a \$1,000 fine.

Randy Hudgins stated any change, regardless of what they are needed to be approved. If I give you this, a builder down the road is going to want it for free.

Andoni Zagouris stated I am not asking for it for free. I am willing to file a change order. Unfortunately, I was overwhelmed with the build and didn't get to it on time.

I don't think our house violates anything in the guidelines.

Randy Hudgins stated that it is not a matter of it being a violation, it is a matter of it being approved before it is done.

Andoni Zagouris stated that I am glad you do that because it protects the neighborhood. If you were to watch the builds regularly and tell me earlier.

Randy Hudgins stated that touring is done weekly.

Andoni Zagouris stated I wasn't told this was a problem until the house was complete. I can't go back and unbuild the house.

Annette Gast stated this is a big, beautiful house. I don't understand the problem with this.

Andoni Zagouris stated I am not here to break the rules. I am trying to follow the rules. I don't want something for free. I don't feel like being fined after the house is finished is the right way to go about it.

Randy Hudgins stated I can't change it for one person. It is the process.

Here is my biggest problem, you came in and made your changes and all of them should have been done. If you didn't know at that time, you should have come back and got those approved.

Andoni Zagouris stated I would like the opportunity to make a change order at this time.

Randy Hudgins stated we will take this into Executive Session to discuss.

Open Forum/Public Comment:

None

EXECUTIVE SESSION

The ACC entered an Executive Session at 5:46 p.m.

The ACC reconvened in regular session at 6:03 p.m.

Randy Hudgins stated we have all agreed to lower it to \$500.

Andoni Zagouris stated that \$1,000 was incorrect to begin with.

Randy Hudgins stated that it could have \$2,000 due to the roofline change.

I still don't understand. I am reading through and the guidelines state you working cooperatively with the builders. I don't see why I am being fined for trying. I am willing to pay \$50.

Randy Hudgins stated that we are past that as you are supposed to amend before the change.

Andoni Zagouris stated this is ridiculous. Can I get this in writing and why I am being fined?

Pam Ferguson stated I can do this tomorrow.

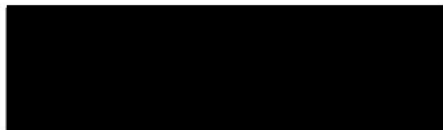
Andoni Zagouris would like to make payments as well.

David Kozieja made a motion to lower the fine to \$500. Brendan Harvey seconded the motion. A vote was taken, and the motion passed unanimously.

Eddy Plummer made a motion to send 3rd letter violations to the attorney. David Kozieja seconded the motion. A vote was taken, and the motion passed unanimously.

Eddy Plummer made a motion to adjourn. David Kozieja seconded the motion. A vote was taken, and the motion passed unanimously.

The meeting was adjourned at 6:41 p.m.



Annette Gast, TVACC Secretary

Date

8.3.26



Amanda Homesley, Association Manager

Date

8/3/26