TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION
BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, August 18, 2026, at 7:00PM
Meeting held at the BCWCID#2 Conference Room
TVPOA Board Members Present:
Tom Clayton, Charles Brown, Teo Jaimes, Carl Floto
Board Members Absent: David Carter and Luke Thompson
Association Manager: Amanda Homesley

PUBLIC PRESENT: Randy Hudgins

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 July 21, 2026, meeting minutes.

Carl Floto made a motion to approve the July 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 of the July 2026 financials.
Carl Floto stated we received income of $9,340 and most of that was in transfer fees. Expenses included payroll and scholarships that were paid out. Total expenses were $15,815.02 with a net income of -$6,475.02.

Charles Brown made a motion to approve the July financials. Teo Jaimes seconded the motion. A vote was taken, and the motion passed unanimously.

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

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

OLD BUSINESS

ACC Report given by Amanda Homesley

Permits issued for July 2026:

- 9 new homes
- 9 fences
- 0 pergola
- 0 decks/patios
- 1 shed
- 0 garage
- 0 retaining wall
- 0 pool
- 0 driveway
- 60 total homes permitted in 2026

1. Touring violation report for June
- 1st letters sent out were 55
- 2nd letters sent out were 7
- 3rd letters sent out were 4
- Total for the month was 66

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

NEW BUSINESS

1. Board discussion and possible action on National Night Out.

Amanda Homesley stated that we have National Night Out coming up and we have the venue at the Clubhouse, face painter and a local band booked. We are working with last year's caterer and getting information from them as they said they would cater. We are also in the process of contacting emergency personnel to ensure they are all invited. For the baking contest we will be doing $100 gift card for 1st place. We will be sending an email blast and putting it in the Pine Post to announce.

Tom Claytong also recommended that we put out a Pine Post sign up sheet out for people who have not signed up.

Amanda Homesley stated we did that last year and will do that again this year.

2. Board discussion and possible action on Waste Connections Service Agreement.

Amanda Homesley stated that we received a Service Agreement from Waste Connections. It is basically what we have had in the past. Years ago, we were under a service agreement, but it has been out for many years. They want to make a 5-year service agreement. This agreement is cheaper than TDS. What concerns me is that they did not want to include cleaning up in this. In the 10 years I have been here, we have only had maybe 3 instances where this needed to be done. Once when the compactor trucks leaked oil and they did have a cleaning company come out and clean that up. Do we want to look at maybe getting to have someone on call in case it needs to be cleaned up after the event before Monday?

Tom Clayton stated, is there always a supervisor there?
Amanda Homesley stated there usually is but last time there wasn't and maybe that is why we had an issue.
Tom Clayton stated I have a hard time believing they send all these people and they don't send a manager. It that something we can add or make sure that is in there.
Amanda Homesley stated she believes someone is always in charge.
Tom Clayton wants clarification on; what if new boards want to decrease the number of Clean Sweeps, what if we lose are spot where we do Clean Sweep, what if we need to change the date of Clean Sweep because of something beyond our control? We need a clause that states that if this occurs that we are allowed to modify with no penalty.

Tom Clayton stated that Amanda did some research for me about changing the time of our meeting from 7:00-6:00 and however for us to do that we would have to have a special meeting.
Amanda Homesley stated that the special meeting would be to change the Bylaws to change the time since they state 7:00. Does anyone have an issue with that?
Charles Brown asked why would you like to change it?
Tom Clayton stated he thinks it's a little late and would like to have it at 6:00.
Amanda Homesley stated if we go to change it in the Bylaws, we need to change everything that needs to be updated in the Bylaws and not just the time. There are several items that need to be changed. I have already prepared and outlined what changes need to be made. What we need to do is to get a Bylaw Committee to work on these.
Tom Clayton stated to send what I have to the board to review.
Teo Jaimes asked if the attorney needs to be present.
Amanda Homesley not at the time we are preparing but he will be involved with them.
He can be as involved as you want him to be.

EXECUTIVE
None

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

Meeting adjourned at 7:21 PM.

[redacted] 9-15-2026
Teo Jaimes, TVPOA Secretary Date

[redacted] 9/15/26
Amanda Homesley - Association Manager Date