



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, December 19, 2023, at 7:00PM

Meeting held at the BCWCID#2 Conference Room

TVPOA Board Members Present:

Charles Brading, Ruth Bullock, Dann Zimmer, Mac Simpson, Charles Brown, and David Carter

Board Members Absent: None

Association Manager: Amanda Homesley

PUBLIC PRESENT: Lois Hornbuckle, Luke Thompson, Michele Plummer, Randy Hudgins, Greg Stigall, Donne Dye, Tony & Tina Terry, John & Mary Jo Creamer, John Lockwood, Randy Simon, James & Kathryn Smith, Deanna Liarakos

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 the November 21, 2023, meeting minutes.

Charles Brown made a motion to accept the November meeting minutes. Ruth Bullock seconded the motion. A vote was taken, and the motion passed unanimously.

TREASURER'S REPORT

1. Discussion and possible approval on November 2023 financials.
Dann Zimmer stated for November we had a net loss of around \$8400. This was caused by several expenditures including donations, IRA, and Clean Sweep which was over \$6k. One thing which is concerning is revenues are dropping. It doesn't seem like a major issue, and we aren't going to get depleted at any time. After the last meeting, I was authorized to execute up to \$100k on the renewal of a CD and we chose \$90k instead of \$100k. I have moved \$12k back into our checking account and \$10k sitting in cash which earns interest while sitting in cash. We did get a 2-year CD at 4.85%. We are still very solid.
Charles Brading stated the ending cash total is \$878,564.88.

Mac Simpson made a motion to approve the November financials. Charles Brown 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.)

Randy Simon stated we received another transfer notice. It says something about change of ownership, and we didn't change ownership. We have no plans to move as this is our forever home. We were told because it went into our trust this is why it is owed. Our attorney reached out to your attorney and hasn't heard back from him. Our attorney is Matt Spawn and he said there has been no transfer of property.

Charles Brading stated he has been down this road himself as he put his lots into a Trust and had to pay.

He stated anytime the deed is changed that is what causes the transfer fee. You did change ownership as it belongs to the Trusts now. He should have gotten back to you, and we will address that.

Dann Zimmer stated that you are transferring ownership from a title owner to someone else. It lets us know who in the future is responsible for receiving information.

OLD BUSINESS

1. ACC Report given by Amanda Homesley

Permits issued for November 2023:

- 8 new homes
- 11 fences
- 1 pergola
- 1 decks/patio
- 4 sheds
- 0 garage
- 2 retaining walls
- 0 pool
- 0 driveways
- 70 total homes permitted in 2023

Touring violation report for September showing a total of 26 letters delivered to residents:

- 1st letters sent out were 6
- 2nd letters sent out were 5
- 3rd letters sent out were 1
- Total for the month was 12
- 45 violations resolved (some resolutions may be from violations issued in previous months)
- 12.5 hours toured during the month for a total of 135 miles.

NEW BUSINESS

1. Board discussion and possible action on transfer fee dispute.

Amanda Homesley called Mr. John Mavis, who lives out of state.

John Mavis stated he was on the agenda regarding charging a transfer fee. She was the original owner and added him to the deed. Essentially, she didn't transfer to a new owner and is still the owner and I am now the owner as well. I have gone through all the Bylaws, and nowhere did I read where the Board proposed and voted for transfer fees. I did read where they can collect fees but no where can I find where the Board voted for them, and it has been filed at the courthouse. I feel the assessment is illegal and should not be charged to anybody. The original owner is still on the deed so with that being said, I feel that the transfer fee for my 2 lots should not be assessed. That is my opinion and my reasoning.

Amanda Homesley stated that in the Bylaws that we can assess fees and it was stated to you that these fees were the transfer fees. It does not show an amount because these fees can be changed at any time. By that it means they have changed those amounts in meetings. You were provided with all that documentation when those amounts were changed. Also provided to you was what a transfer fee consists of such as adding a person, and a title transfer into a trust, etc. Anytime there is a change on a deed this constitutes a transfer fee charge.

Charles Brading states that is correct, anytime you file a deed at the courthouse, you have changed it.

John Mavis stated yes, the board can assess fees, but you need to vote and put that in the Bylaws. You could add verbiage that the Board could adjust the transfer fees.

Charles Brading stated it does state we can assess fees and then the minutes reflect the fee amounts. I hope they have provided you with all the minutes and the voted information.

John Mavis said yes, all the information was sent, and it was on the website. It was readily available. I wanted to express my interpretation and feel it is still a gray area.

Charles Brading stated we have gone through our attorney, and this is the legal way of doing this and doing it correctly.

John Mavis stated I understand what you are saying but wanted to voice my opinion.

Ruth Bullock made a motion to approve the donations listed. Mac Simpson seconded the motion. A vote was taken, and the motion passed unanimously.

2. Board discussion and possible action on a commercial application and variance request.

Charles Brading stated this is for the commercial building and variance next to Walgreens on Hwy 71. The ACC has already approved it. The building is a communications building.

Amanda Homesley stated the building holds fiber optic.

Dann Zimmer stated is this a temporary fence?

Amanda Homesley stated no, a permanent fence. It's a security fence around the building.



Charles Brown made a motion to approve the commercial building and the variance request presented. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.

EXECUTIVE SESSION

None

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

Meeting adjourned at 7:29 PM.

	<u>1-25-24</u>
David Carter, TVPOA Secretary	Date
	<u>1/16/2024</u>
Amanda Homesley - Association Manager	Date