

Contact the Board at Board@tequestapinespoa.com to request Zoom meeting access information.

**TEQUESTA PINES PROPERTY OWNERS ASSOCIATION BOARD OF
DIRECTORS MEETING**

Tuesday, August 12, 2025 at 6:30 PM

AGENDA

LOCATION: Video Conference Meeting via Zoom

1. CALL TO ORDER AND ROLL CALL *(Record Meeting Start Time)*

Thomas Bradford, President

Marco Valdez, Treasurer

Richard Evan, Director

Jennifer Boushie, Director

Alex Orr, Director

2. APPROVAL OF THE AGENDA *(as is, additions, deletions or modifications)*

3. PROOF OF DUE NOTICE OF MEETING *(Notice of this meeting was posted on the TPPOA website not less than 48 hours prior to this meeting. Property owners receive a calendar of all Board monthly meetings annually per Florida Statute.)*

4. REVIEW AND APPROVAL OF UNAPPROVED MINUTES

A. Minutes of Board Meeting on June 10, 2025.

5. REPORTS

A. Compliance Committee Report.

B. Treasurer's Report. *(Marco Valdez, Treasurer)*

1. TPPOA 07/31/25 Balance Sheet and P&L

6. ARCHITECTURAL REVIEW COMMITTEE (ARC) APPLICATIONS REVIEW.
(Marco Valdez, Treasurer)

A. 142 PHTW – Landscaping

B. 142 PHTW - Garage Door

C. 24 PHTE - Garage Door

D. 53 PHTW - Windows and Doors

E. 30 Chestnut Trail - Fence

7. OLD BUSINESS

A. TPPOA Documents Review. NOTE: Conducting a survey to gauge property owners' opinions on specific changes, such as not allowing Airbnb rentals, needs to be decided first before deciding on pursuit of universal amendments to TPPOA governing documents. *(Thomas Bradford, President)*

8. NEW BUSINESS

A. Electronic Communication Consent Update. *(Marco Valdez, Treasurer)*

9. COMMUNICATIONS FROM TEQUESTA PINES PROPERTY OWNERS

THIS AGENDA ALSO CONSTITUTES A LEGAL NOTICE OF THIS MEETING.

10. ANY OTHER MATTERS & OPEN DISCUSSION BY BOARD MEMBERS

11. NEXT MEETING - Monthly Board Meeting- September 9, 2025 at 6:30 PM Via Zoom.

12. ADJOURNMENT (*Record Meeting Adjournment Time*)

Contact the Board at Board@tequestapinespoa.com to request Zoom meeting access information.

**TEQUESTA PINES PROPERTY OWNERS ASSOCIATION BOARD OF
DIRECTORS MEETING**

Tuesday, July 8, 2025 at 6:30 PM

MINUTES

LOCATION: Video Conference Meeting via Zoom

1. CALL TO ORDER AND ROLL CALL (*Record Meeting Start Time*)

The meeting was called to order at 6:34 PM

√ Thomas Bradford, President

√ Marco Valdez, Treasurer

√ Richard Evan, Director

X. Jennifer Boushie, Director

X. Alex Orr, Director

√ = Present; X= Absent

2. APPROVAL OF THE AGENDA (*as is, additions, deletions or modifications*)

The Board voted unanimously to approve the agenda as submitted.

3. PROOF OF DUE NOTICE OF MEETING (*Notice of this meeting was posted on the TPPOA website not less than 48 hours prior to this meeting. Property owners receive a calendar of all Board monthly meetings annually per Florida Statute.*)

4. REVIEW AND APPROVAL OF UNAPPROVED MINUTES

A. Minutes of Board Meeting on June 10, 2025.

The Board voted unanimously to approve the minutes for the Board meeting on June 10, 2025.

5. REPORTS

A. Compliance Committee Report.

A potential fence problem at 30 Chestnut Trail was discussed.

B. Treasurer's Report. (*Marco Valdez, Treasurer*)

1. TPPOA 06/30/25 Balance Sheet and P&L

Treasurer Valdez reviewed the current TPPOA budget performance YTD with no aberrations thus far this fiscal year.

**6. ARCHITECTURAL REVIEW COMMITTEE (ARC) APPLICATIONS REVIEW.
(*Marco Valdez, Treasurer*)**

A. 81 Teakwood Circle- Pool

B. 142 Pine Hill Trail West – Paint

Both ARC applications referenced hereinabove were approved as submitted with a 6-month completion date established for each project.

7. OLD BUSINESS (NONE)

There was no old business to consider.

8. NEW BUSINESS

A. TPPOA Documents Review. (*Thomas Bradford, President*)

It was determined that this agenda item would be considered in August. Treasurer Valdez clarified that conducting a survey to gauge property owners' opinions on specific changes, such as allowing Airbnb rentals, needs to be decided first before deciding on pursuit of universal amendments to TPPOA governing documents.

9. COMMUNICATIONS FROM TEQUESTA PINES PROPERTY OWNERS

THIS AGENDA ALSO CONSTITUTES A LEGAL NOTICE OF THIS MEETING.

There were no communications from Tequesta Pines property owners.

10. ANY OTHER MATTERS & OPEN DISCUSSION BY BOARD MEMBERS

There were no other matters set forth for the Board to consider.

11. NEXT MEETING - Monthly Board Meeting- August 12, 2025 at 6:30 PM Via Zoom.

12. ADJOURNMENT (*Record Meeting Adjournment Time*)

The Board voted unanimously to adjourn the meeting at 7:17 PM

Tequesta Pines POA
Balance Sheet
As of July 31, 2025

Accrual Basis

	Jul 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Valley Nat'l Bank CK-Operations	44,322.63
Valley Nat'l Bank MM-Reserve	96,392.79
Total Checking/Savings	140,715.42
Accounts Receivable	
1200 · Accounts Receivable	205.27
Total Accounts Receivable	205.27
Total Current Assets	140,920.69
TOTAL ASSETS	140,920.69
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Reserves-Major Repair/Repl.	88,808.10
Total Other Current Liabilities	88,808.10
Total Current Liabilities	88,808.10
Total Liabilities	88,808.10
Equity	
1110 · Retained Earnings	12,903.60
Net Income	39,208.99
Total Equity	52,112.59
TOTAL LIABILITIES & EQUITY	140,920.69

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