## 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)

### 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
- $\sqrt{}$  = 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

**Accrual Basis** 

# Tequesta Pines POA Balance Sheet

As of July 31, 2025

	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 Net Income	12,903.60 39,208.99
Total Equity	52,112.59
TOTAL LIABILITIES & EQUITY	140,920.69

### Tequesta Pines POA Profit & Loss Budget Performance July 2025

		Jul 25	Budget	Jan - Jul 25	YTD Budget	Annual Budget
rdinary Inc	come/Expense					
Income						
401	I0 · Fee Income					
	4030 · Assessment - Lots 20-222	0.00	0.00	70,644.00	70,644.00	70,644.00
	4031 · Assessment - Lots 1-19	0.00	0.00	1,586.50	1,586.50	1,586.50
	4040 · Interest Charges	0.00	12.50	100.82	87.50	150.00
	4100 · Estoppel Fees	0.00	100.00	0.00	700.00	1,000.0
Tot	tal 4010 · Fee Income	0.00	112.50	72,331.32	73,018.00	73,380.5
420	00 · Insurance Settlement	0.00	0.00	0.00	0.00	0.0
430	00 · Interest Income	0.00	125.00	1,165.34	875.00	1,500.0
Total In	come	0.00	237.50	73,496.66	73,893.00	74,880.5
Expens	e					
612	20 · Bank Service Charges	0.00	0.00	0.00	0.00	0.0
614	10 · Landscaping					
	6141 · Contract	2,574.55	2,833.33	18,021.85	19,833.35	34,000.0
	6143 · Tree Trimming	0.00	0.00	0.00	0.00	4,800.0
	6144 · Replacements	0.00	333.33	0.00	2,333.35	4,000.0
	6146 · Irrigation Repairs	118.28	291.67	1,300.30	2,041.65	3,500.0
Tot	al 6140 · Landscaping	2,692.83	3,458.33	19,322.15	24,208.35	46,300.0
618	30 · Insurance	0.00	0.00	8,615.95	8,925.00	8,925.0
623	30 · Licenses and Permits	0.00	0.00	0.00	100.00	100.0
624	10 · Miscellaneous	0.00	0.00	0.00	0.00	0.0
625	50 · Postage and Delivery	0.00	0.00	309.31	400.00	800.0
626	60 · Printing and Reproduction	0.00	0.00	0.00	300.00	600.0
626	65 · Community Relations					
	6267 · Web Site	0.00	108.33	992.92	758.35	1,300.0
	6268 · Community Outreach	0.00	0.00	1,135.00	1,500.00	1,500.0
	6265 · Community Relations - Other	0.00	0.00	0.00	0.00	0.0
Tot	tal 6265 · Community Relations	0.00	108.33	2,127.92	2,258.35	2,800.0
627	70 · Professional Fees					
	6280 · Legal Fees	0.00	660.87	880.00	4,626.15	7,930.5
	6560 · Accounting	200.00	218.75	1,400.00	1,531.25	2,625.0
Tot	tal 6270 · Professional Fees	200.00	879.62	2,280.00	6,157.40	10,555.5
630	00 · Repairs					
	6310 · Outside Repair Contractor	0.00	166.67	0.00	1,166.65	2,000.0
Tot	tal 6300 · Repairs	0.00	166.67	0.00	1,166.65	2,000.0
639	90 · Utilities					
	6400 · Gas and Electric	110.68	137.50	788.09	962.50	1,650.0
Tot	tal 6390 · Utilities	110.68	137.50	788.09	962.50	1,650.0
651	l0 · Filing Fees	0.00	0.00	61.25	100.00	100.0
658	30 · Supplies					
	6600 · Office	0.00	0.00	0.00	175.00	350.0

### Tequesta Pines POA Profit & Loss Budget Performance July 2025

	Jul 25	Budget	Jan - Jul 25	YTD Budget	Annual Budget
Total 6580 · Supplies	0.00	0.00	0.00	175.00	350.00
6610 · Taxes					
6620 · Federal	0.00	0.00	783.00	700.00	700.00
Total 6610 · Taxes	0.00	0.00	783.00	700.00	700.00
9000 · Capital Expenditures	0.00	0.00	0.00	0.00	0.00
Total Expense	3,003.51	4,750.45	34,287.67	45,453.25	74,880.50
Net Ordinary Income	-3,003.51	-4,512.95	39,208.99	28,439.75	0.00
Other Income/Expense					
Other Income					
7030 · Other Income	0.00		0.00		
Total Other Income	0.00		0.00		
Net Other Income	0.00		0.00		
Net Income	-3,003.51	-4,512.95	39,208.99	28,439.75	0.00