

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

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

Tuesday, June 10, 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 May 13, 2025.

5. REPORTS

A. Compliance Committee Report.

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

1. TPPOA 05/31/25 Balance Sheet and P&L

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

A. 34 Poplar - Roof

B. 41 Cedar Hill Ln - Exterior Paint

7. OLD BUSINESS

A. Review of Property Owner Survey Questions Results Pertaining to Potential Controls on Property Rentals in Tequesta Pines. *(Jennifer Boushie, Director)*

B. Results of Email Consents Received at the May 17, 2025 TPPOA Event. *(Jennifer Boushie, Director)*

8. NEW BUSINESS

A. Consideration of 2025 Hurricane Agreement with Revival Landscape Services, LLC for Procedures and Pricing for Landscape Clean-up Operations Necessitated by Named and Unnamed Storms.

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- July 8, 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, May 13, 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 6:30 PM.

- √ Thomas Bradford, President
- √ Marco Valdez, Treasurer
- √ Richard Evan, Director
- √ Jennifer Boushie, Director
- √ Alex Orr, Director
- √ = Present; X = Absent

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

The agenda was unanimously approved 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 April 8, 2025.

The minutes for the Board meeting on April 8, 2025 were unanimously approved.

5. REPORTS

A. Compliance Committee Report.

An update on recent compliance matters indicated that problems had apparently been resolved with help from Village of Tequesta Compliance Officer.

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

1. TPPOA 04/30/25 Balance Sheet and P&L

Treasurer Valdez reviewed the budget to date with the Board.

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

There were no ARC applications to be reviewed.

7. OLD BUSINESS

A. Board Follow Up in Regard to the GetQuorum Zoom Presentation on April 29th Pertaining to Electronic Communications, Voting and Surveying Services in the Amount of \$959.20 Annually. *(Thomas Bradford, President)*

The Board decided unanimously that GetQuorum was not needed at this time as the level of TPPOA email communications did not warrant the cost.

B. Property Owner Survey Questions Pertaining to Potential Controls on Property Rentals in Tequesta Pines. To be Initiated after the May Block Party? *(Thomas Bradford, President)*

It was clarified that an onsite survey would be conducted at the upcoming May 17, 2025 TPPOA event.

THIS AGENDA ALSO CONSTITUTES A LEGAL NOTICE OF THIS MEETING.

C. Final Preparations for the May 17th Block Party. (*Jennifer Boushie and Marco Valdez*)

Final preparations were discussed including use of tents, music, tickets etc.

8. NEW BUSINESS (NONE)

There was no new business to come before the Board.

9. COMMUNICATIONS FROM TEQUESTA PINES PROPERTY OWNERS

Cathy Glass had questions in regard to compliance and enforcement matters.

10. ANY OTHER MATTERS & OPEN DISCUSSION BY BOARD MEMBERS

There were no other matters to come before the Board for discussion or consideration.

11. NEXT MEETING - Monthly Board Meeting- June 10, 2025 at 6:30 PM Via Zoom.

12. ADJOURNMENT (*Record Meeting Adjournment Time*)

The Board unanimously approved meeting adjournment at 7:08 PM.

Tequesta Pines POA
Balance Sheet
As of May 31, 2025

Accrual Basis

	May 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Valley Nat'l Bank CK-Operations	49,862.55
Valley Nat'l Bank MM-Reserve	96,004.85
Total Checking/Savings	145,867.40
Accounts Receivable	
1200 · Accounts Receivable	1,279.57
Total Accounts Receivable	1,279.57
Total Current Assets	147,146.97
TOTAL ASSETS	147,146.97
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	45,435.27
Total Equity	58,338.87
TOTAL LIABILITIES & EQUITY	147,146.97

Page 1 of 2

Page 2 of 2

RENTAL SURVEY RESULTS 051725

	A	B	C	D	E	F	G	H
1	Respondent	Q1: LIMIT THE NUMBER OF RENTAL PROPERTIES	Q2: MAX % OF RENTAL HOMES	Q3: MAX LENGTH OF TIME	Q4: MINIMUM LENGTH OF TIME	Q5: CAP ON # OF TIMES A PROPERTY CAN BE RENTED IN A YEAR	Q6: SHOULD HOA REQUIRE RENTAL APPLICATION	Q7: WHAT OTHER RENTAL POLICIES
2	R1	YES	16% OR MORE	NO LIMIT	6-12 MONTHS	YES	NO	BACKGROUND CHECKS
3	R2	NO	16% OR MORE	NO LIMIT	6-12 MONTHS	YES	YES	NO AIRBNB OR VRBO
4	R3	YES	0-5%	OVER 12 MONTHS	OVER 12 MONTHS	YES	YES	
5	R4	YES	16% OR MORE	NO LIMIT	6-12 MONTHS	YES	NO	
6	R5	YES	16% OR MORE	NO LIMIT	6-12 MONTHS	YES	NO	
7	R6	NO OPINION	11-15%	NO LIMIT	LESS THAN 6 MONTHS	NO OPINION	NO OPINION	
8	R7	YES	6-10%	NO LIMIT	6-12 MONTHS	YES	YES	
9	R8	NO	0-5%	NO LIMIT	LESS THAN 6 MONTHS	YES	YES	
10	R9	YES	0-5%	6-12 MONTHS	6-12 MONTHS	YES	YES	
11	R10	YES	0-5%	OVER 12 MONTHS	OVER 12 MONTHS	YES	YES	
12	R11	YES	6-10%	6-12 MONTHS	6-12 MONTHS	YES	YES	
13	R12	YES	11-15%	6-12 MONTHS	6-12 MONTHS	NO	NO	
14	R13	YES	11-15%	NO LIMIT	6-12 MONTHS	NO OPINION	YES	OWNERS RESPONSIBLE FOR TENANT BEHAVIOR
15	R14	YES	6-10%	NO LIMIT	OVER 12 MONTHS	NO	YES	
16	R15	YES	11-15%	6-12 MONTHS	6-12 MONTHS	YES	YES	
17	R16	YES	0-5%	OVER 12 MONTHS	OVER 12 MONTHS	YES	YES	
18	R17	YES	11-15%	NO LIMIT	6-12 MONTHS	NO	YES	
19	R18	YES	6-10%	6-12 MONTHS	OVER 12 MONTHS	NO	YES	
20	R19	YES	6-10%	6-12 MONTHS	6-12 MONTHS	YES	YES	
21	R20	YES	0-5%	6-12 MONTHS	LESS THAN 6 MONTHS	YES	YES	
22	R21	NO	6-10%	NO LIMIT	LESS THAN 6 MONTHS	NO	NO	
23	R22	YES	0-5%	OVER 12 MONTHS	OVER 12 MONTHS	YES	YES	
24	R23	YES	6-10%	OVER 12 MONTHS	OVER 12 MONTHS	YES	YES	NO AIR BNB
25	R24	YES	0-5%	LESS THAN 6 MONTHS	LESS THAN 6 MONTHS	YES	YES	
26	R25	YES	6-10%	NO LIMIT	6-12 MONTHS	YES	YES	LIMIT NUMBER OF SOBER/HALFWAY HOMES
27	R26	YES	16% OR MORE	OVER 12 MONTHS	6-12 MONTHS	YES	YES	
28	R27	YES		NO LIMIT	6-12 MONTHS	YES	NO	
29	R28	NO	11-15%	NO LIMIT	6-12 MONTHS	NO	YES	BACKGROUND CHECKS
30	R29	YES	6-10%	6-12 MONTHS	6-12 MONTHS	YES	YES	
31	R30	YES	6-10%	6-12 MONTHS	6-12 MONTHS	NO OPINION	NO OPINION	
32	R31	YES	11-15%	NO LIMIT	NO LIMIT	YES	YES	
33	R32	NO OPINION	11-15%	OVER 12 MONTHS	OVER 12 MONTHS	NO OPINION	NO OPINION	
34	R33							

EMAIL CONSENTS RECEIVED 05172

	A	B	C
1	NAME	ADDRESS	EMAIL
2	SUSAN EVANS	34 CHESTNUT	SEVAN743@GMAIL.COM
3	ROBERT ANDERSON	86 PINEHILL TRL W	
4	ANN WILLIAMS	69 CINNAMON PL	ANNBILLWILLIAMS@COMCAST.NET
5	APRIL MILLER	67 CINNAMON PL	APRILANNEMILLER@GMAIL.COM
6	ROBERT MICKLA	13 HICKORY HILL RD	BOB@MICKLA.COM
7	MICHAEL STAVISKY	11 PINEHILL TRL E	M_STAVISKY@YAHOO.COM
8	KRISTINA COBIA	89 HICKORY HILL RD	
9	MATT FEAGANES	49 PINEHILL TRL W	FEAGANES_MATT@YAHOO.COM
10	KRISSY EBMEYER	38 DOGWOOD RIDGE	KRISSYT0107@AOL.COM
11			JOHNEBMEYER@PGA.COM
12	TERESA BOULANGER	11 HEMLOCK LN	BOULANGERFAM@ME.COM
13	JON WOERTZ	10 OAK RIDGE LAN	FSUBEACHBUM@HOTMAIL.COM
14	ELISA JIRIKOVIC	65 HICKORY HILL RD	ELISA.M.DEJONG@GMAIL.COM
15	JEAN ZIMMERMAN	31 CHESTNUT TR	
16	SUSIE HORTON	86 PINEHILL TRL W	
17	JUDITH DAVIS	49 CHESTNUT TR	DUCKYDIVADUCK@YAHOO.COM
18	KYLE DONHAIN	53 PINEHILL TR W	LSTEWART134@GMAIL.COM
19	TIMA HANSEN	9 QUAIL CIRCLE	
20	JENNIFER BOUSHIE	66 HICKORY HILL RD	JENNIFERBOUSHIE13@GMAIL.COM
21	GILLIAN MCLEAN	71 CINNAMON PL	
22	ALEXANDER ORE	97 BEECHWOOD TR	ALEXANDER.ORE@GMAIL.COM
23	NIKKI FREZZA	81 TEAKWOOD CIR	NICOLVELE@GMAIL.COM
24	JEFF BENDA	93 BEECHWOOD TR	JEFFBENDA@GMAIL.COM
25	AMBER GLOVER	40 PINEHILL TR W	AR00149@GMAIL.COM
26	SHARON KEEFE	36 PINEHILL TR W	KEEFEHAND@GMAIL.COM
27	PAUL JONES	37 CEDAR HILL LN	
28	MATT HOBBY	17 HICKORY HILL RD	MATTHEW.HOBBY34@GMAIL.COM
29	INDIA DUNAGAN	42 DOGWOOD RIDGE	
30	GIACOMO TERRIZZI	14 HICKORY HILL RD	
31	MICHELE BERG	90 HICKORY HILL RD	
32	GREGORY WALLACE	68 BIRCH PL	
33	THOMAS BRADFORD	44 CHESTNUT TR	TGBRADFORD3@GMAIL.COM
34	MARCO VALDEZ	102 BEECHWOOD TR	
35	MIKE DOLAN	77 PINEHILL TR W	MKDOLAN1017@GMAIL.COM
36	ROGER BUCKWALTER	48 WINGO ST	ROGEKAR@AOL.COM
37			



Dear Customer

The 2025 Hurricane Season has begun. This hurricane contract outlines procedures and pricing for landscape clean-up operations necessitated by both named and unnamed storms. History has taught us that the damage from unnamed storms such as severe thunderstorms and tornadoes can do more damage than named tropical systems.

We've also learned how vulnerable communications can be during and after severe storms. Even cellular systems can be taxed by immense traffic making it difficult to communicate damage assessments and needed response approval. Avoid a delay in response to the needs of your property by acknowledging pre-approval authorization now.

Please communicate any special needs that may be required by your insurance carrier to document damages and corrective actions resulting from storm related damages. As a matter of protocol, we will photo document some representative damage and will journal manpower, equipment, and a brief description of work provided.

Our emergency response plan is as follows:

- Priority One - Clearing vehicle access to allow emergency personnel access to your property.
- Priority Two - Clearing debris from structural dwellings that may pose immediate risk or danger.
- Priority Three - Trim and remove hazardous damaged limbs that remain in trees versus on the ground.
- Priority Four – Re-planting plant material that may have a chance of surviving if rootballs can be planted and watered in a timely manner

Once the priorities detailed above have been met, we would address chipping and removing tree limbs left on the ground from initial clearing efforts as well as removal of rootballs and large wood remaining on properties. The final phase would include restoration of damages or losses resulting from the storm and associated clean-up. We would anticipate a return to expected maintenance operations the following week for all but the most severely debris impacted properties.

If you would like to pre-approve Revival Landscape Services, LLC to perform clean-up operations as detailed above, you may sign the section at the bottom of the second page. Our emergency rates are also below for your review.

Sincerely,

Rob Gresham

2025 HURRICANE PRICE LIST

General Labor / Groundsman	\$55 / hour (\$82.50 OT)
Irrigation Tech	\$75 / hour + materials (\$112.50 OT)
Tree Trimmers	\$95 / hour (\$142.50 OT)
Chipper and Truck	\$150/ hour
Loader	\$150/ hour
Bucket Truck	\$150/ hour
Dump Fees *If Necessary*	\$250 / each (No Stumps) (Branches, Leaves, Debris)
Stumps	Prices will vary by size

Approval for clean-up services:

Signed

Property Name

Print Name / Title

Date

Emergency Contact Numbers:

Name

Land Line#

Cell Phone #

Name

Land Line#

Cell Phone#

Name

Land Line#

Cell Phone#