

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

**TEQUESTA PINES PROPERTY OWNERS ASSOCIATION BOARD OF
DIRECTORS MEETING
Tuesday, December 9, 2025 at 6:30 PM**

AGENDA

LOCATION: Video Conference Meeting via Zoom

Notice of this meeting must be made no less than 14 days prior to the meeting wherein assessments will be adopted.

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

Thomas Bradford, President
Marco Valdez, Treasurer
Richard Evan, Director
Alex Orr, Director
Giacomo Terrizzi, Director

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

3. PROOF OF DUE NOTICE OF MEETING

- A. *(Pursuant to Florida Statute, notice of this meeting was posted (11/24/25) on the TPPOA website which is not less than 14 days prior to this meeting due to the FY 2026 budget adoption and related annual assessments being considered at this meeting. In addition, Tequesta Pines property owners receive a calendar of all Board meetings annually by USPS mail per Florida Statute.)*
- B. **Please Note:** ARC applications and any other matters that may arise, if any, received on or before Friday, December 5, 2025 will be added to this agenda and posted in an amendment of this agenda on the TPPOA website not less than 48 hours prior to the December 9, 2025 Board meeting. *The 2026 budget and annual assessment agenda item under New Business below will not be deleted.*

4. REVIEW AND APPROVAL OF UNAPPROVED MINUTES

- A. Minutes for the Board Meeting on November 11, 2025.

5. REPORTS

- A. Community Compliance Report.
 1. 118 PHTW
- B. Treasurer's Report. *(Marco Valdez, Treasurer)*
 1. TPPOA 11/30/25 Balance Sheet and P&L

6. ARCHITECTURAL REVIEW COMMITTEE (ARC) APPLICATIONS REVIEW.

(Marco Valdez, Treasurer)

- A. 31 Chestnut Trail – New Roof

7. OLD BUSINESS

- A. TPPOA Survey Questions
 1. Modified Rental Control Questions List. *(Alex Orr)*
- B. Survey of Seabrook Road Plantings within the TPPOA CBS Walls. *(Thomas Bradford)*

THIS AGENDA CONSTITUTES A LEGAL NOTICE OF THIS MEETING.

8. NEW BUSINESS

- A. Final Review and Adoption of the TPPOA Fiscal Year 2026 Budget and Related Annual Assessments.

Annual TPPOA assessments will be considered at this meeting and the nature of the assessments will pertain to the amount of revenue TPPOA requires for ongoing operations in fiscal year 2026.

- A. Year End Mailing Matters. (*Marco Valdez*)
- B. Consideration of the Revival Tree Trimming Proposal # 20251114-1 Dated November 14, 2025 in the amount of \$5,725. (*Marco Valdez*)
- C. Luminaries Event 2025. (*Marco Valdez*)

9. COMMUNICATIONS FROM TEQUESTA PINES PROPERTY OWNERS

10. ANY OTHER MATTERS & OPEN DISCUSSION BY BOARD MEMBERS.

11. NEXT MEETING

Monthly Board Meeting- January 13, 2026 at 6:30 PM Via Zoom.

12. ADJOURNMENT (*Record Meeting Adjournment Time*)

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**TEQUESTA PINES PROPERTY OWNERS ASSOCIATION BOARD OF
DIRECTORS MEETING**
Tuesday, November 11, 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
- ✓ Alex Orr, Director
- ✓ Giacomo Terrizzi, Director
- ✓ = Present; X = Absent

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

The agenda was unanimously approved by the Board 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 for the Board Meeting on October 14, 2025.

The minutes for the October 14, 2025 Board meeting were unanimously approved by the Board as submitted.

5. REPORTS

- A. Community Compliance Report.
- B. Treasurer's Report. (*Marco Valdez, Treasurer*)
 - 1. TPPOA 10/31/25 Balance Sheet and P&L

Both reports required no Board action.

6. ARCHITECTURAL REVIEW COMMITTEE (ARC) APPLICATIONS REVIEW.

(Marco Valdez, Treasurer)

- A. 68 Pine Hill Trail West – Fence
- B. 84 Pine Hill Trail East – Roof
- C. 14 Hickory Hill – Paint
- D. 88 Pine Hill Trail East - Roof (like-for-like)

ARC applications A & C above were unanimously approved by the Board with a 3-month time line to finish the work. ARC applications B & D above were unanimously approved by the Board with a 6-month time line to finish the work.

7. OLD BUSINESS

A. TPPOA Survey Questions

- 1. Rental Control Survey Questions.

It was the consensus of the Board to reduce the number of proposed survey questions and review the revised survey questions at the December 2025 Board meeting.

THIS AGENDA CONSTITUTES A LEGAL NOTICE OF THIS MEETING.

B. Boat Violation Update (*Marco Valdez, Treasurer*)

Mr. Valdez reviewed the compliance issues at 18 PHTW and involvement with the VOT Building Department. It was the consensus of the Board to proceed with a TPPOA letter to the property owner notifying him/her of the violations and to address the same within an acceptable time line.

8. NEW BUSINESS

A. Review of TPPOA Preliminary Budget for FY 2026. (*Marco Valdez, Treasurer*)
[*FY 2026 Assessments will be considered for adoption at the December 9, 2025 Board Meeting.*]

Mr. Valdez reviewed his submitted preliminary TPPOA budgetary work for the upcoming Fiscal Year 2026 and reviewed the resulting annual assessments with the Board. It was the consensus of the Board to proceed with the proposed FY 2026 budget and resulting annual assessments at the December Board meeting for a final review and potential adoption.

B. Summary Overview of the Proposed VOT Right-of-Way Ordinance and Potential Impact to Tequesta Pines. (*Thomas G. Bradford, President*)

Mr. Bradford provided an overview of a recent VOT workshop meeting wherein the consensus of the Village Council, with one notable exception, was to implement further right of way controls in Tequesta, some of which made sense and others, which if adopted, could lead to the gradual elimination of tree plantings throughout Tequesta and in Tequesta Pines. It was the consensus of the Board that Mr. Bradford would monitor further developments in this regard and if warranted, send a communication to the Village Council and/or staff to register an objection to any right of way proposals that would result in the ultimate removal of trees in Tequesta Pines or within the right-of-way maintained by TPPOA on Seabrook Road or on Riverside Drive.

9. COMMUNICATIONS FROM TEQUESTA PINES PROPERTY OWNERS

There were no communications from property owners within Tequesta Pines.

10. ANY OTHER MATTERS & OPEN DISCUSSION BY BOARD MEMBERS.

Mr. Bradford noted that some of the plantings within the CBS walls owned by TPPOA along Seabrook Road were not in top condition. Mr. Bradford indicated he would do a survey of the condition of the plantings inside the walls along Seabrook Road and present that to the Board. Property owner Cathy Glass offered to help.

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

12. ADJOURNMENT (*Record Meeting Adjournment Time*)

The Board voted to unanimously adjourn the Board meeting at 7:48 PM.

Tequesta Pines POA

Balance Sheet

As of November 30, 2025

Nov 30, 25**ASSETS****Current Assets****Checking/Savings**

Valley Nat'l Bank CK-Operations	31,368.98
Valley Nat'l Bank MM-Reserve	97,143.58
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Total Checking/Savings

128,512.56

Accounts Receivable

1200 · Accounts Receivable	205.27
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Total Accounts Receivable

205.27

Total Current Assets

128,717.83

TOTAL ASSETS**128,717.83****LIABILITIES & EQUITY****Liabilities****Current Liabilities**

Other Current Liabilities	
Reserves-Major Repair/Repl.	88,808.10
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Total Other Current Liabilities	88,808.10
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Total Current Liabilities

88,808.10

Total Liabilities

88,808.10

Equity

1110 · Retained Earnings	12,903.60
Net Income	27,006.13
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Total Equity

39,909.73

TOTAL LIABILITIES & EQUITY**128,717.83**

Tequesta Pines POA
Profit & Loss Budget Performance
November 2025

		Nov 25	Budget	Jan - Nov 25	YTD Budget	Annual Budget
Ordinary Income/Expense						
Income						
4010 · 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	137.50	150.00
	4100 · Estoppel Fees	200.00	100.00	600.00	900.00	1,000.00
	Total 4010 · Fee Income	200.00	112.50	72,931.32	73,268.00	73,380.50
	4200 · Insurance Settlement	0.00	0.00	0.00	0.00	0.00
	4300 · Interest Income	0.00	125.00	1,916.13	1,375.00	1,500.00
	Total Income	200.00	237.50	74,847.45	74,643.00	74,880.50
Expense						
	6120 · Bank Service Charges	0.00	0.00	0.00	0.00	0.00
6140 · Landscaping						
	6141 · Contract	2,574.55	2,833.33	28,320.05	31,166.67	34,000.00
	6143 · Tree Trimming	0.00	4,800.00	0.00	4,800.00	4,800.00
	6144 · Replacements	0.00	333.33	0.00	3,666.67	4,000.00
	6146 · Irrigation Repairs	0.00	291.67	1,692.40	3,208.33	3,500.00
	Total 6140 · Landscaping	2,574.55	8,258.33	30,012.45	42,841.67	46,300.00
	6180 · Insurance	0.00	0.00	8,615.95	8,925.00	8,925.00
	6230 · Licenses and Permits	0.00	0.00	0.00	100.00	100.00
	6240 · Miscellaneous	0.00	100.56	0.00	100.56	0.00
	6250 · Postage and Delivery	0.00	0.00	774.31	800.00	800.00
	6260 · Printing and Reproduction	0.00	0.00	0.00	600.00	600.00
6265 · Community Relations						
	6267 · Web Site	0.00	108.33	1,893.42	1,191.67	1,300.00
	6268 · Community Outreach	0.00	0.00	1,447.90	1,500.00	1,500.00
	6265 · Community Relations - Other	0.00	0.00	0.00	0.00	0.00
	Total 6265 · Community Relations	0.00	108.33	3,341.32	2,691.67	2,800.00
6270 · Professional Fees						
	6280 · Legal Fees	0.00	660.87	880.00	7,269.63	7,930.50
	6560 · Accounting	200.00	218.75	2,200.00	2,406.25	2,625.00
	Total 6270 · Professional Fees	200.00	879.62	3,080.00	9,675.88	10,555.50
6300 · Repairs						
	6310 · Outside Repair Contractor	0.00	166.67	0.00	1,833.33	2,000.00
	Total 6300 · Repairs	0.00	166.67	0.00	1,833.33	2,000.00
6390 · Utilities						
	6400 · Gas and Electric	104.37	137.50	1,208.04	1,512.50	1,650.00
	Total 6390 · Utilities	104.37	137.50	1,208.04	1,512.50	1,650.00
	6510 · Filing Fees	0.00	0.00	61.25	100.00	100.00
	6580 · Supplies					
	6600 · Office	0.00	0.00	0.00	350.00	350.00

Tequesta Pines POA
Profit & Loss Budget Performance
November 2025

	Nov 25	Budget	Jan - Nov 25	YTD Budget	Annual Budget
Total 6580 · Supplies	0.00	0.00	0.00	350.00	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	2,878.92	9,651.01	47,876.32	70,230.61	74,880.50
Net Ordinary Income	-2,678.92	-9,413.51	26,971.13	4,412.39	0.00
Other Income/Expense					
Other Income					
7030 · Other Income	0.00		35.00		
Total Other Income	0.00		35.00		
Net Other Income	0.00		35.00		
Net Income	-2,678.92	-9,413.51	27,006.13	4,412.39	0.00

HOA Rental Control Community Survey

Purpose:

The Board is evaluating policies related to rental activity within our community. Your feedback will help determine whether any changes should be considered. All responses will remain confidential.

1. Do you think the HOA should place any controls or limitations on rentals in the community?

- Yes
- No

2. Do you support prohibiting rental agreements that are less than 6 months in duration?

- Yes
- No

3. Do you support prohibiting rental agreements that are less than 12 months in duration?

- Yes
- No

4. Do you have any additional thoughts or suggestions regarding rental policies in the community?

A	B	C	D
Seabrook Road Survey Assessment of Wall Planting Materials			
Wall #	Hedge Condition	Tree Condition	Mulch Condition
1	Healthy Hedge	Living Tree	No Mulch
2	"	No Tree	"
3	"	Living Tree	"
4	"	"	"
5	"	"	"
6	"	"	"
7	"	"	"
8	"	"	"
9	"	Barely Living	"
10	"	Living Tree	"
11	"	"	"
12	"	"	"
13	"	"	"
14	"	"	"
15	"	"	"
16	"	"	"
17	"	"	"
18	"	"	"
19	"	"	"
20	"	"	"
21	"	"	"
22	"	"	"
23	"	"	"
24	"	Barely Living	"
25	"	No Tree	"
26	"	Barely Living	"
27	"	Living Tree	"

INVENTORY OF CONDITION OF TREES INSIDE TPPOA CBS WALLS

(All wall locations are approximate)



2026 Budget

Ordinary Income/Expense

Income

4010 · Fee Income	
4030 · Assessment - Lots 20-222	62,118.00
4031 · Assessment - Lots 1-19	1,396.50
4040 · Interest Charges	100.00
4100 · Estoppel Fees	600.00
Total 4010 · Fee Income	64,214.50
4300 · Interest Income	1,500.00
2025 Surplus	10,000.00
Total Income	75,714.50

Expense

6120 · Bank Service Charges	0.00
6140 · Landscaping	
6141 · Contract	34,000.00
6143 · Tree Trimming	5,200.00
6144 · Replacements	3,800.00
6146 · Irrigation Repairs	2,500.00
Total 6140 · Landscaping	45,500.00
6180 · Insurance	10,000.00
6230 · Licenses and Permits	100.00
6240 · Miscellaneous	0.00
6250 · Postage and Delivery	800.00
6260 · Printing and Reproduction	600.00
6268 · Community Relations	
6267 - Web Site	1,800.00
6268 · Community Outreach	2,000.00
Total 6268 · Community Relations	3,800.00
6270 · Professional Fees	
6280 · Legal Fees	7,964.50
6560 · Accounting	2,700.00
Total 6270 · Professional Fees	10,664.50
6300 · Repairs	
6310 · Outside Repair Contractor	1,500.00
Total 6300 · Repairs	1,500.00
6390 · Utilities	
6400 · Gas and Electric	1,700.00
Total 6390 · Utilities	1,700.00
6510 · Filing Fees	100.00
6580 · Supplies	
6600 · Office	250.00
Total 6580 · Supplies	250.00
6610 · Taxes	
6620 · Federal	700.00
Total 6610 · Taxes	700.00
8000 · Reserve Funding	0.00
9000 · Capital Expenditures	0.00
Total Expense	75,714.50
Net Ordinary Income	0.00
Net Income	0
Reserves Funding	0
Final Net Income	0



Service Proposal

Revival Landscape Services, LLC
800 13th Street STE A
Lake Park, FL 33403
561-966-1448

Tequesta Pines POA

Friday, November 14, 2025

P.O. Box 3906
Tequesta, FL 33469-3906

Salesperson:

Rob Gresham

rgresham@revivallandscape.com

Site Address: P.O. Box 3906 Tequesta, FL 33469-3906

Tequesta Pines POA 20251114-1

#	Description	Qty	Price
1	Tree Trimming Maintenance Pruning of Sabal Palms	144	\$3,600.00
2	Tree Trimming Maintenance Pruning of Live Oaks	25	\$1,125.00
3	Tree Trimming Seasonal Hard Prune of Crape Myrtle Trees	40	\$1,000.00

Thank You for the Opportunity to Serve You,
Rob Gresham

Subtotal:	\$5,725.00
Tax:	\$0.00
Total:	\$5,725.00

Terms and Conditions

The following terms and conditions are incorporated into and form a part of the written agreement between Revival Landscape Services, LLC (RLS) and Tequesta Pines POA for work done at P.O. Box 3906 Tequesta, FL 33469-3906.

All plants are subject to availability at the time of the job. If plant material is not available, a suitable substitute approved by both parties will be used.

The contract price is valid for 90 days from the date of submittal. If approval is delayed by the owner or the owner's agent, RLS may renegotiate or terminate this contract.

Work will be scheduled after receipt of a signed contract and any applicable deposits.

Warranty: All trees, palms, and shrubs shall be warranted for the period of 180 days from the date of installation. Revival Landscape Services LLC will replace once, at no charge, any plants installed by Revival that do not survive this warranty period or are not deemed healthy by a Revival representative. Revival Landscape Services LLC will not be held responsible for death or decline due to insufficient irrigation, lack of proper maintenance by others, lack of bubblers on B&B material, abnormal weather conditions, vandalism, theft, animals, poor drainage, transplanted material, acts of God, or other factors beyond our control. Failure by the owner to pay all outstanding invoices within 45 days of completion will void the warranty. Revival does not warranty sod.

Grade: Unless otherwise noted in the proposal, a finished grade will be furnished by the owner. Hand raking and leveling +/- 2 inches only is included in this contract.

Extras: Requests for extra work, relocation, and/or relocation of newly installed plant material must be submitted in writing by the owner. Additional charges may be applicable and will be reflected as a change order on the final invoice.

Sod restoration after irrigation repairs or installation is not included unless otherwise stated in the proposal.

Changes: Any plant material purchased by RLS to fulfill this contract, which is deleted prior to installation by the owner will be charged to the owner at 50% of the installed price.

Utilities: RLS is only responsible for damages to underground utilities that were clearly marked by Sunshine State One Call prior to commencement of work. RLS will NOT be held responsible for damages to low voltage lighting, irrigation lines or heads, or other private utilities.

Payment: Fifty percent of the total sum is due and payable upon the signing of this contract. All deposits or prepayments are non-refundable, non-interest bearing, and deemed earned upon receipt. Interim invoices may be presented and due upon receipt. The balance of the total sum, plus any extras, becomes due and payable upon completion of the contract.

Finance Charges: Past due payments are subject to a 1.5% per month charge. Annual rate is 18%.

Lien Rights: If necessary, RLS may utilize its right to lien the owner's property in case of nonpayment. RLS is entitled to all its rights under Florida's Mechanic Lien statutes.

Attorney Fees and Costs: If any party breaches this agreement and litigation results, the prevailing party shall be entitled to a reasonable attorney's fees and costs. This includes fees and costs which may be incurred by RLS in collection procedures. This contract shall be governed by the laws of the State of Florida. Any disputes between parties of this contract shall be settled in Palm Beach County, FL.

The parties below accept the above terms and conditions.