

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

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

Tuesday, August 11, 2026 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
Nancy McAllister, Treasurer
Richard Evan, Director
Giacomo Terrizzi, Director
Mark Muller, 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 for the Board Meeting on July 14, 2026.

5. PRESENTATIONS

1. A Presentation on Planning for a Proper Social Media Program for TPPOA by Sarah Vega, Founder & Creative Strategist for Studio 17 to Increase Property Owner Engagement with TPPOA and Related Matters. (*Sarah Vega*)

6. REPORTS

1. Community Compliance Report.
2. Treasurer's Report. (*Nancy McAllister, Treasurer*)
1. TPPOA 07/31/26 Balance Sheet and P&L

7. ARCHITECTURAL REVIEW COMMITTEE (ARC) APPLICATIONS REVIEW.

(*Marco Valdez, Treasurer*)

1. 46 Woodland Drive– Fence
2. 17 Quail Circle – Fence
3. 64 Birch Place - Roof and Paint
4. 28 Hickory Hill Road - Paint

8. OLD BUSINESS

1. Update on Planning for a September 2026 TPPOA “Block Party.” (*Giacomo Terrizzi*)
2. Overview of the Like for Like ARC Process. (*Thomas Bradford*)

THIS AGENDA CONSTITUTES A LEGAL NOTICE OF THIS MEETING.

3. TPPOA Short Term Rentals – Voting Process Plan. *(Thomas Bradford)*

9. NEW BUSINESS

1. Draft for Newly Proposed Fence Rules for Visible Fences in Tequesta Pines. *(Thomas Bradford)*
2. Review and Consideration of a Landscaping Proposal from Revival Landscape Services LLC in the Amount of \$13,740.00. *(Thomas Bradford)*

10. COMMUNICATIONS FROM TEQUESTA PINES PROPERTY OWNERS

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

12. NEXT MEETING

Monthly Board Meeting- September 8, 2026 at 6:30 PM Via Zoom.

13.ADJOURNMENT *(Record Meeting Adjournment Time)*

**TEQUESTA PINES PROPERTY OWNERS ASSOCIATION
BOARD OF**

DIRECTORS MEETING

Tuesday, July 14, 2026 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 6:32 PM.

- √ Thomas Bradford, President
- √ Marco Valdez, Treasurer
- √ Richard Evan, Director
- √ Giacomo Terrizzi, Director

Director Opening (1)

√ = Present; X= Absent

Prospective new Board Members Mark Muller and Nancy McAllister were also in attendance.

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

The agenda as submitted was unanimously approved by the Board with the proviso that the presentation on social media planning and the item pertaining to proposed new fence rules be deferred to the August board meeting.

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

THIS AGENDA CONSTITUTES A LEGAL NOTICE OF THIS MEETING.

A. Minutes for the Board Meeting on June 9, 2026.

The minutes for the TPPOA Board meeting on June 9, 2026 were unanimously approved by the board as submitted.

5. PRESENTATIONS

1. A Presentation on Planning for a Proper Social Media Program for TPPOA by Sarah Vega, Founder & Creative Strategist for Studio 17 to Increase Property Owner Engagement with TPPOA and Related Matters. *(Sarah Vega)*

This item was deferred to the August board meeting.

6. REPORTS

1. Community Compliance Report.

There were no compliance issues that the board members were aware of.

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

1. TPPOA 06/30/26 Balance Sheet and P&L

Mr. Valdez reviewed one or two budget items for the fiscal year having minor aberrations that likely would sort themselves out prior to year-end. Overall

the budget and TPPOA financial position were in good shape.

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

1. 57 Pine Hill Trail West – Fence
2. 51 Russell – Fence
3. 61 Woodland – Roof
4. 6 Hemlock – Rebuild
5. 66 Hickory Hill - Fence

Each of the above ARC applications were unanimously approved by the Board with each application assigned a completion date in keeping with the complexity of the work, supply chain issues, or contractor scheduling issues

with property owner input if present.

8. OLD BUSINESS

1. TPPOA Short Term Rentals – Finalization of Proposed Covenants Amendment Language. (*Marco Valdez*)

Mr. Valdez provided an overview of the ballot language provided by the TPPOA attorney which was longer than expected, but now provided for rentals/leases to be no less than 6 months in length and not rented/leased more than three times per year, per property. The attorney stated that Annual Meeting can be used as the time where the votes are tallied. Alternatively, once the board is satisfied with the ballot language, we will need to schedule a special members meeting for the members to officially vote on the amendments. This can be done at the annual meeting by adding it as an agenda item and including the limited proxy with the Annual Meeting mailing which the attorney will prepare along with the ballot for anyone that wants to cast their vote at the meeting.

2. Preliminary Plan for a September 2026 TPPOA “Block Party.” (*Giacomo Terrizzi*)

- A. Budget
- B. Permits
- C. Food Trucks
- D. Music
- E. Date of the Event
- F. Location of the Event
- G. Other?

Mr. Terrizzi reviewed all of the seven items listed above and asked Board members their opinions on matters and shared what he was thinking in regard to the elements of the event. The adopted budget was discussed mostly as it pertains to the total amount allowed and how, if at all, property owners would be given tickets to provide them with a reduced food cost. The

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adopted budget has \$2,000 in total with plans for two events per annum, leaving a budget for this event in the amount of \$1,000. The Board felt discount tickets for property owners and their families were popular and should be continued. The event will be held in October instead of September on October 17 at a tentative time of 4:00 PM to 7:00 PM.

3. Consideration of Approval of a Revised 2026 Hurricane Document from Revival Landscape Services LLC. *(Thomas Bradford)*

Mr. Bradford reviewed places in the Hurricane Agreement where TPPOA would have no authority to take the contemplated actions therein such as actions on private property or on public roads not owned by TPPOA. After discussion it was the consensus of the Board to not proceed with the proposed Hurricane Agreement.

4. Draft for Newly Proposed Fence Rules for Visible Fences in Tequesta Pines. *(Thomas Bradford)*

This item was deferred to the August Board meeting to avoid a lengthy meeting on this evening.

5. AT&T Fiber Irrigation Issues. *(Marco Valdez)*

After discussion it became clearer that AT&T may not have caused the irrigation system problems brought to the Board's attention by Revival Landscape Services LLC and even if they did cause the damage, it would be very hard to prove it this late after construction ended. Over time rotors just don't perform due sand infiltration and "rust" build up. Due to the uncertainty in the matter and that irrigation repairs are always anticipated by the Board in the annual budget, the Board decided by consensus to have Revival Landscape Services LLC proceed with the irrigation repairs and/or replacement of elements of the TPPOA irrigation system.

9. NEW BUSINESS

1. Marco Valdez Resignation as TPPOA Treasurer *(Marco Valdez)*

At this point, Mr. Valdez's previous notice of resignation became effective. Mr. Bradford thanked him for his service and for the help provided to him by Marco over the past years working together for TPPOA.

1. Review of Non-Treasurer Duties to be Performed by Marco Valdez.

Mr. Valdez enumerated the different elements of TPPOA functionality he oversaw that he would help others learn , with being Treasurer just one of the many things he did. Mr. Valdez volunteered to continue as the designated TPPOA ARC Coordinator as a non-Board member to help keep the ARC process running smoothly. By consensus the Board agreed that this would be very helpful.

2. Consideration of Appointment to the TPPOA Board of Directors for Property Owners having Submitted an Intent to Serve.

1. Mark Muller
2. Nancy McAllister

Mr. Muller and Ms. McAllister had both submitted a Notice of Intent to serve on the TPPOA Board that was in the agenda backup for this meeting.

3. Appointment of Treasurer (*Thomas Bradford*)

With Mr. Valdez having resigned, TPPOA was in need of a new Treasurer. Ms. McAllister had graciously volunteered to do this. The Board members voted unanimously to appoint Ms. McAllister as the new Treasurer for TPPOA effective immediately.

10.COMMUNICATIONS FROM TEQUESTA PINES PROPERTY OWNERS

There were no communications from property owners that came before the Board at this time.

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

There were no other matters to come before the Board and no open discussion by the Board.

12.NEXT MEETING

Monthly Board Meeting- August 11, 2026 at 6:30 PM Via Zoom.

THIS AGENDA CONSTITUTES A LEGAL NOTICE OF THIS MEETING.

13.ADJOURNMENT (*Record Meeting Adjournment Time*)

The Board voted unanimously to adjourn the meeting at 8:07 PM.

Tequesta Pines POA
Balance Sheet
As of July 31, 2026

Accrual Basis

	Jul 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Valley Nat'l Bank CK-Operations	40,802.50
Valley Nat'l Bank MM-Reserve	103,334.73
Total Checking/Savings	144,137.23
Accounts Receivable	
1200 · Accounts Receivable	-133.53
Total Accounts Receivable	-133.53
Total Current Assets	144,003.70
TOTAL ASSETS	144,003.70
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Reserves-Major Repair/Repl.	93,808.10
Total Other Current Liabilities	93,808.10
Total Current Liabilities	93,808.10
Total Liabilities	93,808.10
Equity	
1110 · Retained Earnings	13,625.74
Net Income	36,569.86
Total Equity	50,195.60
TOTAL LIABILITIES & EQUITY	144,003.70

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Draft Rules for Future Fencing Requirements in Tequesta Pines

When creating architectural guidelines for visible fencing for TPPOA one must consider South Florida's extreme environment and provide clarity that is essential to foster property owner understanding and for the prevention of future costly aesthetic failures. To protect community aesthetics and property values from the combined assault of a high UV index, tropical humidity, and water irrigation over spray, the Board can consider adoption of new visible fencing rules.

Existing TPPOA Protective Covenants at Article II, B

Excerpt: “All dwellings and exterior permitted structures (walls and fences) shall be maintained in a manner so as to compliment the neighborhood appearance. Any change in the color of any part of the exterior of any dwelling or structure must be approved by the ARC of the Association.”

Currently, but only in the last few years, the Board began, whenever possible, following these rules for new fencing:

1. **Corner lots** which typically have frontage with two adjacent roadways are required, when a side yard runs parallel to a roadway, to plant a hedge that will soften the stark and barren look of such an exposed fence. *(It is my opinion that this rule needs to be amended to require the hedge along such a fence to be planted at a height not less than 3 feet and must, upon maturity, be not less than the height of the fence the hedge is designed to hide.)*
2. **Fence setbacks from the front facade line.** Typically, TPPOA requires the setback of a fence in a side yard to be not less than 3 feet from the front facade line. Preferably, we want the fence to be further back than that, but sometimes equipment such as air conditioners or pool equipment make that impossible. The logic behind this is that if everyone had their side yard fencing right up to the front facade line one would see an unending impenetrable line of front facades and fencing that is not a good look. With side yard fences having various setbacks from the front facades this creates a form of visual articulation that is more interesting to the eye of the beholder. Unregulated side yard fencing right up to the front facade is typically found in old unincorporated Palm Beach County subdivisions that don't have an HOA to disallow it.

Draft POA Architectural Guideline Language for New Fencing

Continued on the next page

Any new language for new visible fencing rules would be placed directly into the ARC “rulebook.” A “visible” fence is one that can be seen from any adjacent roadway. Fences that are not “visible” are not subject to these proposed new rules.

Exterior Visible Fencing Standards & Maintenance

1. Existing visible fencing would be grandfathered and subject only to the current TPPOA covenants at Article II, B as stated above. When new visible fencing is proposed by grandfathered properties the property owner would be required to abide by these new visible fencing requirements.
2. New visible fencing would be subject to the proposed ARC rules as listed below:
 - **All new visible fencing** would be required to install either PVC, painted or stained wood fencing in a color approved by the TPPOA ARC.
 - **Approved Material Treatment:** All newly installed or replaced visible exterior wood fencing must be sealed and protected against moisture, UV degradation, and fungal growth within 30 to 60 days of installation using paint or stain in the color approved by ARC.
 - **Maintenance and Re-application:** Property owners with visible wooden fences are encouraged to re-coat such fences every 3 to 5 years, or immediately when the wood begins to uniformly fade, show signs of water absorption or exhibits significant graying. PVC visible fences may require pressure cleaning or a wipe down with bleach from time to time.

Why This Protects the TPPOA Board (ARC) and Community

1. **Eliminates Enforcement Nightmares:** When a homeowner uses a solid acrylic paint, the fence will inevitably peel within 18–36 months due to sprinkler overspray etc. The homeowner is then faced with an expensive sand-and-scrape job to fix it, which may lead to compliance disputes with the Board.
2. **Simplifies Compliance:** Penetrating oil stains fade away gracefully over time instead of peeling. When it is time for a homeowner to maintain their fence, they simply wash away the surface dirt and brush or spray a new coat right on top. No sanding or scraping required. PVC fencing rarely requires maintenance. Two of the three visible fence options listed herein above either require no maintenance or simple maintenance.

Tequesta Pines POA

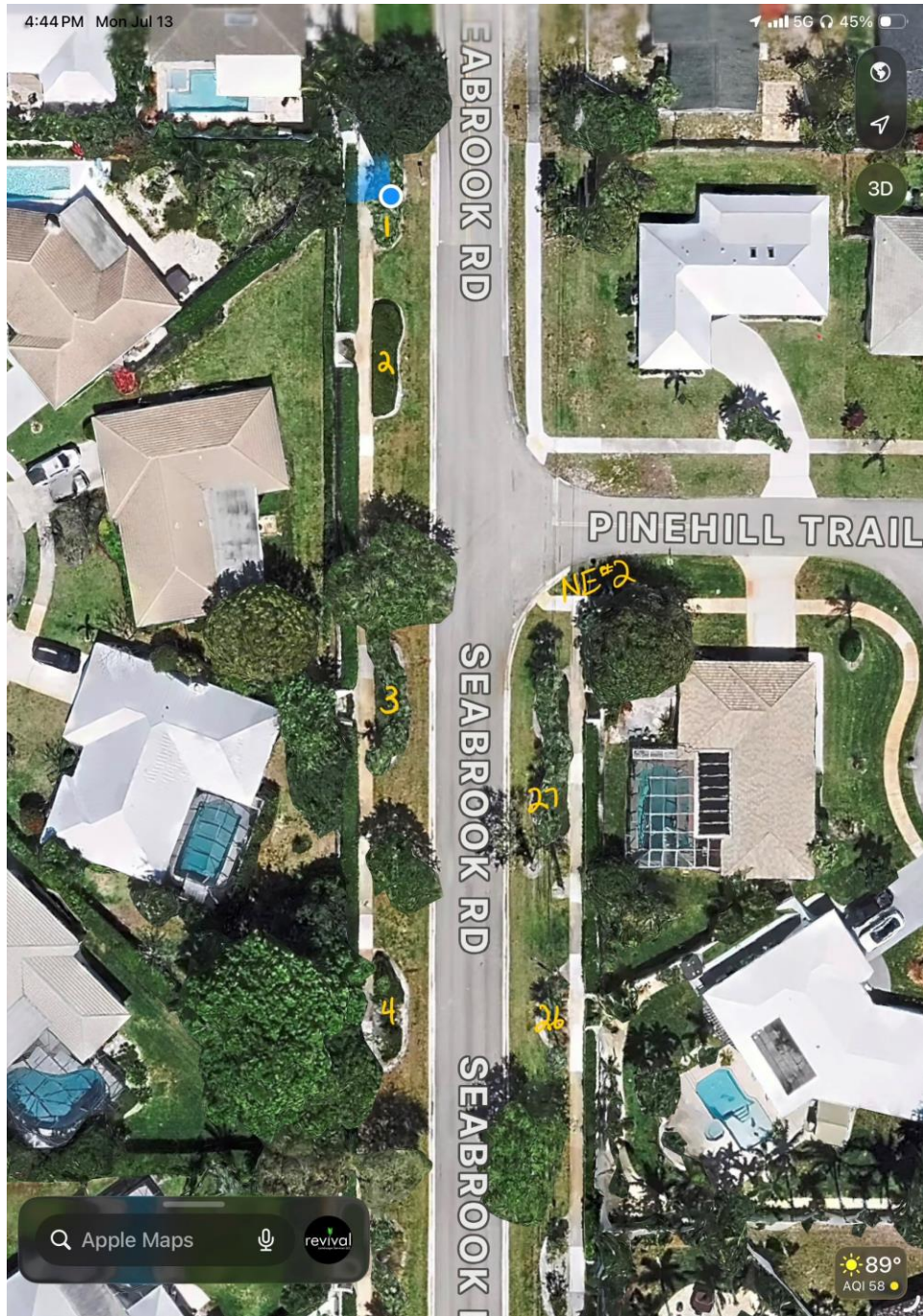
Seabrook Rd Landscape Improvement Recommendations

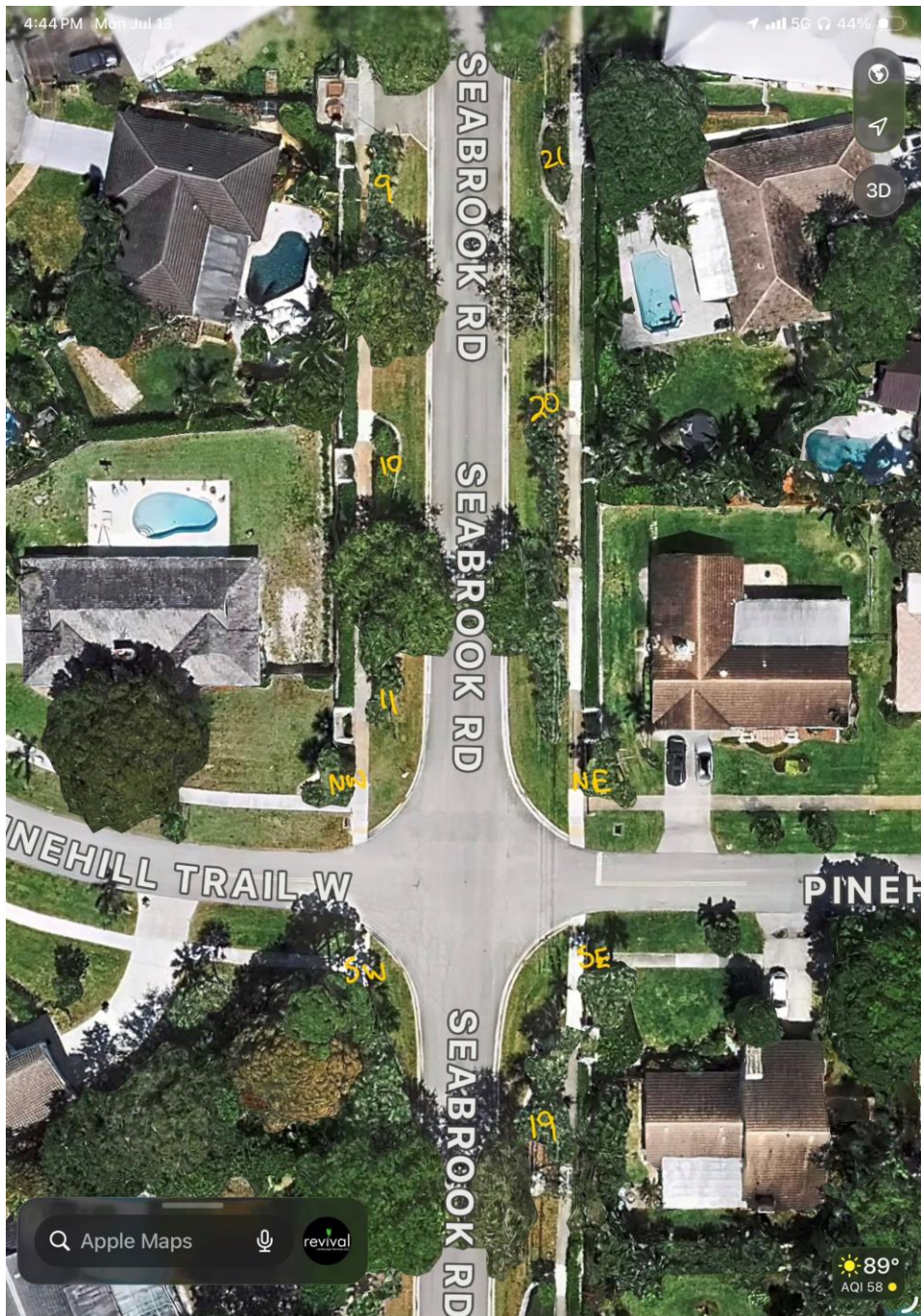
Summary

- All beds along Seabrook were numbered and evaluated. The last time this was done was July 2020.
- Recommendations were made to fill in plant material with existing species. Gaps are caused by a combination of this year's cold snap (mainly Cocoplum) and decline in vigor over time.
- Recommendations made to replace old, declining Ligustrum trees, close in bed lines with sod, and install mulch.

Breakdown:

- Of the total amount, \$3375 is tree replacements, \$1500 for sod, \$5400 for mulch, and \$3465 for shrubs.
- The Board can choose which items are a priority at this time.
- Plants and turf will need to be watered-in by setting a grow-in program on the clock. Cocoplum are especially hard to get established and will need to be watered 2x per day for a week, then 1x per day for another 1-2 weeks.
- Mulch is aesthetic, but also aids in the establishment period







Service Proposal

Revival Landscape Services, LLC

800 13th Street STE A

Lake Park, FL 33403

561-966-1448

Tequesta Pines POA

Tuesday, July 14, 2026

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 20260714

#	Description	Qty	Rate	Price
1	Enhancement General landscape improvement recommendations for the landscape beds along Seabrook Rd. This is mostly filling in of existing plant material, replacing some of the old Ligustrum trees, tightening of the bed lines with sod, and mulching all beds and tree rings with the exception of the Clusia hedges. Bed #'s correspond to the labeled aerial photos.	0		
2	Enhancement Bed #1 - OK	0		
3	Enhancement Bed #2 - Hardprune Cocoplum damaged by cold down to 18"	1	\$105.00	\$105.00
4	Enhancement Bed #3 - OK	0		
5	Enhancement Bed #4 - 25 Cocoplum 3g	25	\$15.00	\$375.00
6	Enhancement Bed #5 - 20 Muhly grass 3g	20	\$15.00	\$300.00
7	Enhancement Bed #6 - Remove 1 aging Ligustrum tree, install a 25g Silver Buttonwood to match	1	\$675.00	\$675.00
8	Enhancement Bed #7 - OK	0		
9	Enhancement Bed #8 - Remove and replace 2 Ligustrum trees with Silver Buttonwood trees 25g	2	\$675.00	\$1,350.00
10	Enhancement Fill in 5 Cocoplum 3g	5	\$15.00	\$75.00
11	Enhancement Bed #9 - 10 Muhly grass	10	\$15.00	\$150.00
12	Enhancement Bed #10 - 5 Cocoplum 3g	5	\$15.00	\$75.00
13	Enhancement Bed #11 - OK	0		
14	Enhancement NW corner - remove small section of Cocoplum and install 10 Dwarf Ixora 3g Red; Fill in 4 Trinettes 3g	14	\$15.00	\$210.00
15	Enhancement SW corner - 10 Dwarf Ixora 3g Red	10	\$15.00	\$150.00
16	Enhancement Bed #12 - 10 Muhly grass 3g	10	\$15.00	\$150.00
17	Enhancement Bed #13 - 5 Cocoplum 3g	5	\$15.00	\$75.00
18	Enhancement Bed #14 - OK	0		
19	Enhancement Bed #15 - Remove and replace 2 Ligustrum trees with Silver Buttonwood trees 25g	2	\$675.00	\$1,350.00
20	Enhancement Bed #16 - 15 Muhly grass 3g	15	\$15.00	\$225.00
21	Enhancement	0		

	ed #17 - OK			
22	Enhancement Bed #18 - OK	0		
23	Enhancement SE corner - remove small section of Cocoplum and install 10 Dwarf Ixora 3g Red	10	\$15.00	\$150.00
24	Enhancement NE corner - remove small section of Cocoplum and install 10 Dwarf Ixora 3g Red	10	\$15.00	\$150.00
25	Enhancement Bed #19 - OK	0		
26	Enhancement B #20 - 5 Muhly grass	5	\$15.00	\$75.00
27	Enhancement Bed #21 - Remove Cherry plants, install 30 Cocoplum 3g	30	\$15.00	\$450.00
28	Enhancement Bed #22 - 5 Muhly grass 3g	5	\$15.00	\$75.00
29	Enhancement Bed #23 - OK	0		
30	Enhancement Bed #24 - OK	0		
31	Enhancement Bed #25 - 30 Cocoplum 3g	30	\$15.00	\$450.00
32	Enhancement Bed #26 - 5 Muhly grass	5	\$15.00	\$75.00
33	Enhancement NE corner #2 - remove small section of Cocoplum and install 10 Dwarf Ixora 3g Red	10	\$15.00	\$150.00
34	Enhancement 2 pallets of sod to close in and tighten up bedlines	2	\$750.00	\$1,500.00
35	Enhancement Optional but highly recommended - Install 9 pallets of chocolate brown mulch to all beds and tree rings on Seabrook Rd. (does not include Clusia hedges)	9	\$600.00	\$5,400.00

Thank You for the Opportunity to Serve You,
Rob Gresham

Subtotal:	\$13,740.00
Tax:	\$0.00
Total:	\$13,740.00

Signing this contract indicates acceptance for the above work to be completed at the stated price under the terms and conditions on the following page.

Date

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%.

Insurance: RLS agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law.

Indemnification: Company shall indemnify, defend and hold harmless the Association, its officers, directors, members, personnel, affiliates, lenders, agents, property managers and management companies, and representatives (collectively, the "Indemnified Parties") from and against any and all liability, loss, damage, claim or expense (including reasonable attorneys' fees and costs) (collectively, "Damages") incurred through a third party claim to the extent based on (i) the negligence or willful misconduct of the Company, its employees, independent contractors, or any Subcontractor (ii) the Company, its employees, independent contractors', or any Subcontractor's noncompliance with applicable laws (iii) the breach of the Contract or inaccuracy of any representation or warranty made hereunder by the Company or (iv) any injury (including death), damage or loss to persons or property caused by the Company, its employees, independent contractors, or any Subcontractor.

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.

Miscellaneous. This contract shall be deemed to be a "personal service" contract and, accordingly, the Company may not assign the Contract, nor any portion of the Work required thereunder (except pursuant to subcontract agreements), nor any of the payments received pursuant thereto, without the prior written consent of Association. The parties acknowledge that this is a negotiated contract and the terms shall not be construed against either party on the grounds that such party prepared the Contract. This Addendum may be executed in one or more counterparts, each of which shall be an original, but all of which shall together constitute one and the same agreement. No amendments to the Contract or Addendum will be permitted unless done so in writing executed by both Parties. For notices to be provided to the Association all such notices shall be sent via certified mail to the then registered agent of the Association as referenced in Florida's Division of Corporations. In the event of any litigation arising out of the Contract, the prevailing party shall be entitled to recover its attorneys' fees and costs, including all pre-litigation and appellate attorneys' fees and costs. Any dispute or controversy arising hereunder shall be brought and venued in the civil courts of Palm Beach County and shall be governed by the laws of the State of Florida. The Contract is binding upon and inures to the benefit of the Parties hereto and their respective heirs, representatives, successors, and assigns. To the extent the terms of this Addendum conflict with any terms or conditions of the original Contract, the terms contained in this Addendum shall supersede and take priority over the terms of the base Contract.