

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

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

Tuesday, July 14, 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

Marco Valdez, Treasurer

Richard Evan, Director

Giacomo Terrizzi, Director

Director Opening (1)

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 June 9, 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. (*Marco Valdez, Treasurer*)
 1. TPPOA 06/30/26 Balance Sheet and P&L

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

8. OLD BUSINESS

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

THIS AGENDA CONSTITUTES A LEGAL NOTICE OF THIS MEETING.

2. Preliminary Plan for a September 2026 TPPOA “Block Party.”
 - A. Budget
 - B. Permits
 - C. Food Trucks
 - D. Music
 - E. Date of the Event
 - F. Location of the Event
 - G. Other?
3. Consideration of Approval of a Revised 2026 Hurricane Document from Revival Landscape Services LLC. *(Thomas Bradford)*
4. Draft for Newly Proposed Fence Rules for Visible Fences in Tequesta Pines. *(Thomas Bradford)*
5. AT&T Fiber Irrigation Issues. *(Marco Valdez)*

9. NEW BUSINESS

1. Marco Valdez Resignation as TPPOA Treasurer *(Marco Valdez)*
 1. Review of Non-Treasurer Duties to be Performed by Marco Valdez.
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
3. Appointment of Treasurer *(Thomas Bradford)*

10. COMMUNICATIONS FROM TEQUESTA PINES PROPERTY OWNERS

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

12. NEXT MEETING

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

13.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, June 9, 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 6:38 PM.

√ Thomas Bradford, President

√ Marco Valdez, Treasurer

√ Richard Evan, Director

X Giacomo Terrizzi, Director

Director Opening (1)

√ = Present; X= Absent

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 May 12, 2026

The minutes for the Board meeting on May 12, 2026 were approved unanimously by the Board.

5. REPORTS

1. Community Compliance Report.

There were no violations to report on.

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

1. TPPOA 05/31/26 Balance Sheet and P&L

Mr. Valdez reported that FY 26 budget expenditures to date were in line with the adopted budget. In addition, he reported that only one property owner had failed to pay their annual assessment and that the matter had been turned over to our attorney to effectuate the legal process to secure the TPPOA assessment revenue owed, along with interest and fees.

6. ARCHITECTURAL REVIEW COMMITTEE (ARC) APPLICATIONS REVIEW.

(Marco Valdez, Treasurer)

1. 7 Pine Hill Trail East – New Roof

The Board unanimously approved the new roof requested at 7 Pine Hill Trail East.

7. OLD BUSINESS

1. TPPOA Short Term Rentals – Finalization of Proposed Amendment Verbiage for the ballot. *(Marco Valdez)*

The language for the ballot on limiting short term rentals was unanimously approved by the Board to be essentially “no rentals allowed for less than a 6-month term and no more rentals allowed than three (3) per calendar year for each

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property.” The next step in the process was to be ballot construction by the TPPOA attorney, including essentially the ballot language approved by the Board.

2. Preliminary Plan for a September 2026 TPPOA “Block Party.”
 - A. Budget
 - B. Permits
 - C. Food Trucks
 - D. Music
 - E. Date of the Event
 - F. Location of the Event, including an update on the availability of the Village of Tequesta Remembrance Park for the event.
 - G. Other?
3. Update on the status of the VOT project Remembrance Park, Phase 2 that will abut portions of Tequesta Pines, if built. *(Thomas Bradford)*

Mr. Bradford reported that funding for Remembrance Park, Phase 2, which will abut a number of properties in Tequesta Pines, was not approved in the current FY 25/26 budget and that according to the VOT Recreation Director, he did not anticipate funding for this phase of the park anytime soon. This subject should continue to be monitored so that if funding is provided for this phase of Remembrance Park, the Board would be able to alert property owners about the plans of the VOT so that they can express any concerns they may have to the Village of Tequesta.

8. NEW BUSINESS

1. Consideration of Approval of the Proposed 2026 Hurricane Document from Revival Landscape Services LLC. *(Thomas Bradford)*

Mr. Bradford had reviewed the Hurricane Document provided to the Board by our landscaper, Revival Landscaping. This is a post tropical storm or hurricane recovery contract for Tequesta Pines. Mr. Bradford pointed out several clauses in the Agreement that would land outside the scope of the comprehensive insurance program maintained by the Board. Examples of the problems included working on the private property of residents which falls outside the scope on our duties and for which we have no insurance coverage. Also, clearing the public roadways we don't own is a no-no. In Tequesta Pines the roads are under the control of the Village, which if they cleared the roads with their post storm recovery team the VOT would be reimbursed by FEMA for the cost incurred. TPPOA will not be reimbursed by FEMA for debris removal on a public road and we have no insurance applicable to working on the property of others. TPPOA property only includes the fences, walls, entrance signage at various intersections, up lighting and underground irrigation and any electrical systems. Mr. Bradford was to send the concerns to Revival Landscaping and ask them to remove uninsured provisions for the Hurricane Document.

2. Rooftop Solar Panels Application for the TPPOA ARC Process. *(Thomas Bradford)*

This agenda item was deferred to a future Board meeting.

9. COMMUNICATIONS FROM TEQUESTA PINES PROPERTY OWNERS

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

Mr. Bradford raised questions about three subjects as follows: (1) Enhancement of our social media presence in order to have more interaction with our residents. The website traffic is low. Mr. Bradford suggested the Board receive a presentation on how to build a sustainable plan for a better and engaging social media program for TPPOA. The Board agreed to have a presentation as long as it was for free. (2) He felt that the biggest eyesore in Tequesta Pines was the large number of deteriorating fences and he felt that the Board should consider requiring all new fences visible from the roadway should be required to be either PVC or wood that will be painted or stained. Existing fences would be grandfathered until such time as the property owner wished to provide a new fence. Other Board members agreed, but felt that we currently have the power to also cause current fence owners to address the appearance of their fences, particularly those visible from the street. Mr. Bradford was requested to draw up some language for how we would create a rule for the coatings for new fences. (3) Mr. Bradford had concerns about a home on Hemlock Lane that appeared to be under demolition. He was informed that this would be coming to the Board for consideration in the near future.

11. NEXT MEETING

Monthly Board Meeting- July 14, 2026 at 6:30 PM Via Zoom.

12. ADJOURNMENT (*Record Meeting Adjournment Time*)

The Board unanimously voted to adjourn the meeting at 7:47 PM

THIS AGENDA CONSTITUTES A LEGAL NOTICE OF THIS MEETING.

Tequesta Pines POA
Balance Sheet
As of June 30, 2026

Accrual Basis

	Jun 30, 26
ASSETS	
Current Assets	
Checking/Savings	
Valley Nat'l Bank CK-Operations	43,543.17
Valley Nat'l Bank MM-Reserve	103,190.45
Total Checking/Savings	146,733.62
Accounts Receivable	
1200 · Accounts Receivable	178.24
Total Accounts Receivable	178.24
Total Current Assets	146,911.86
TOTAL ASSETS	146,911.86
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	39,478.02
Total Equity	53,103.76
TOTAL LIABILITIES & EQUITY	146,911.86

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President TPPOA <president@tequestapinespoa.com>

Hurricane Agreement Document

1 message

President TPPOA <president@tequestapinespoa.com>

Tue, Jul 7, 2026 at 12:24 AM

To: Rob Gresham <rgresham@revivallandscape.com>

Cc: Board TPPOA <board@tequestapinespoa.com>

Rob:

This year we took a deeper dive into matters that are related to the content of the Hurricane Document you provide to us annually. Specifically, we looked at our insurance coverage vis-a-vis the services that you would render if our subdivision were hit hard by hurricanes, tropical storms, or tornadoes.

All of the services you kindly offered must be deleted or modified. I will explain why below.

The Hurricane Document Emergency Response Plan Services:

Priority One - This priority reads as follows: *"Clearing vehicle access to allow emergency personnel access to your property."* All TPPOA property is either adjacent to or in the right-of-way of Seabrook Road or Riverside Drive. The likelihood of TPPOA requiring emergency personnel access to our property for any reason directly pertaining to TPPOA is highly remote. Village of Tequesta (VOT) emergency personnel or their post hurricane debris removal contractor are responsible for clearing roadway debris on Seabrook Road. They would likely remove any roadway impediments at the intersection of Riverside Drive and Pine Hill Trail West to enable local residents to come and go as needed. Additionally, since TPPOA does not own any of the roadways mentioned, our insurance does not cover us outside the scope of our property. Furthermore, if we have your personnel clear access to our property TPPOA will not be reimbursed by FEMA for that expense, but the VOT is eligible for FEMA reimbursement for the cost of clearing any public road. Lastly, if we contracted with Revival to provide clear access to TPPOA property to facilitate emergency personnel in an environment following a hurricane, tropical storm or tornado, we would need to ensure your firm carries significant General Liability insurance that names the TPPOA as an additional insured for the work involved. Based on the foregoing, I suggest that we eliminate the current Priority One from the Hurricane Agreement. However, if you think eliminating this is unwise let us know ASAP and we will consider your input.

Priority Two - This priority reads as follows: *"Clearing debris from structural dwellings that may pose immediate risk or danger."* TPPOA does not own the structural dwellings in Tequesta Pines. They are all private property. Property owners are free to contract with you or others to clear debris that could pose a risk or danger. Again, TPPOA hiring any firm to do this is outside the bounds of the insurance coverage we have. If we

chose any firm to do this, giving that firm the ability to unilaterally decide there is a risk or danger on any given property or to enter that private property to remove a risk or danger, creates a risk and danger for the TPPOA itself. Therefore, this would require significant General Liability insurance from your firm that names the TPPOA as an additional insured for the work involved. Based on the foregoing, I suggest that we eliminate the current Priority Two from the Hurricane Agreement. However, if you think eliminating this is unwise let us know ASAP and we will consider your input.

Priority Three - This priority reads as follows: "*Trim and remove hazardous damaged limbs that remain in trees versus on the ground.*" This priority can remain if you rewrite it to read as follows. Trim and remove hazardous damaged limbs that remain in trees on the property maintained by the Tequesta Pines Property Owners Association, as opposed to limbs on the ground.

Priority Four - This priority reads as follows: "*Re-planting plant material that may have a chance of surviving if rootballs can be planted and watered in a timely manner.*" This priority can remain if you rewrite it to read as follows: Re-planting plant material that may have a chance of surviving if rootballs can be planted and watered in a timely manner on the property maintained by the Tequesta Pines Property Owners Association.

OTHER PRIORITIES - The other priorities in the next-to-last paragraph of your letter are acceptable only for final cleanup efforts on the land under TPPOA's control along Seabrook Road and Riverside Drive, the areas where Revival does 100% of its work for TPPOA. Please do not perform any cleanup activities on behalf of TPPOA on any private property or in the public rights-of-way except for those portions of the public rights-of-way along Seabrook Road and Riverside Drive which were mandated by government decree to be landscaped and maintained by TPPOA as a condition of approval for the Tequesta Pines subdivision submitted by Buzz DiVosta to the Village of Tequesta in the late 1970's.

TPPOA Claims Procedures - If time permits and phones are not down or buried with excess call volume, call a Board member to inform one of us about the problem. Whether you can reach us or not, your best bet is to take a photo of the problem you or your work teams have encountered and a photo of the result of the work that was done along with a written description of the problem and the work that was done to fix the problem. You also need to tell us the cost of the fix. Before and after photos are the best way to satisfy insurance firms reviewing claims. You start the process by giving the Board the before-and-after photos, along with a brief description of the problem encountered, the work done to fix it, and the cost. The Board, or a Board member, will submit the claims to the applicable insurance company we do business with. You submit your post storm invoices the way you would for your monthly contract invoice to the TPPOA Treasurer or the bookkeeper, whichever person you submit to today under normal circumstances.

Please get back to us as soon as you can with your concerns or with a revised Hurricane Agreement document that incorporates all requests made herein.

All the best,

--

Thomas G. Bradford

President

Tequesta Pines Property Owners Association



2026 Hurricane Document.pdf

166K



Dear Customer

The 2026 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

2026 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#

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 PROPERTY OWNERS
ASSOCIATION, INC.**

PO Box 3906
Tequesta, FL 33469-3906
tequestapinespoa.com

INTENT TO SERVE ON THE BOARD

Candidate Name: Mark Muller

Candidate Address: 79 Hickory Hill Rd

Candidate Email (Optional): mmuller1990@hotmail.com

Candidate Phone Number (Optional): (561) 234-0593

I am interested in serving on the Board of Directors for the purpose of:

Gathering and gaining more community involvement
across the neighborhood

General Biography: _____

I have lived in TP for over 8 years and have 2 kids,
one boy (4) and one girl (4). I am a AGM for United Rentals
and have 60 employees that report to me. In the free time I
love to boat, fish, golf, and enjoy the outdoors with my family.

Candidate Signature: Mark Muller

Email your fully completed Intent to Serve on the Board form via email to:
Board@tequestapinespoa.com



President TPPOA <president@tequestapinespoa.com>

Fwd: Intent to serve on the Board

1 message

Treasurer TPPOA <treasurer@tequestapinespoa.com>
To: Board TPPOA <board@tequestapinespoa.com>

Thu, Jun 18, 2026 at 5:35 PM

Another Intent to Serve.

----- Forwarded message -----

From: **McAllister, Nancy** <nancy.mcallister@thebenjaminschool.org>

Date: Thu, Jun 18, 2026 at 10:01 AM

Subject: Intent to serve on the Board

To: treasurer@tequestapinespoa.com <treasurer@tequestapinespoa.com>

Hi Marco,

I was unable to configure this on the website. Have a big time in Paris. Safe and happy travels.

Best,
Nancy

TEQUESTA PINES PROPERTY OWNERS ASSOCIATION, INC.

PO Box 3906
Tequesta, FL 33469-3906
Tequestapines.com

INTENT TO SERVE ON THE BOARD

Candidate Name: Nancy McAllister

Candidate Address: [61 Hickory Hill Road, Tequesta, FL 33469](#)

Candidate Email (Optional): avalon18258@att.net

Candidate Phone Number (Optional): 561-339-7209

I am interested in serving on the Board of Directors to be an integral part of a neighborhood my family and I love.

General Biography:

I have been a resident of Tequesta Pines for 26 years, and my family and I have deep roots in the Jupiter/Tequesta community. I feel fortunate to live among such supportive neighbors and friends who truly care for one another.

Professionally, I am a longtime educator at The Benjamin School, where I teach visual arts and serve as Chair of the Fine and Performing Arts Department. As both an artist and educator, I am passionate about fostering creativity and lifelong learning, and I strive to stay current and innovative in my field.

Candidate Signature: Nancy J. McAllister

Nancy McAllister

Fine and Performing Arts Department Chair



The Benjamin School
11000 Ellison Wilson Road
North Palm Beach, FL 33408
Ph: 561.626.3747, ext. 6097
thebenjaminschool.org