

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

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 May 12, 2026.

- 5. REPORTS**
 1. Community Compliance Report.
 2. Treasurer's Report. (*Marco Valdez, Treasurer*)
 1. TPPOA 05/31/26 Balance Sheet and P&L

- 6. ARCHITECTURAL REVIEW COMMITTEE (ARC) APPLICATIONS REVIEW.**
(*Marco Valdez, Treasurer*)
 1. 7 Pine Hill Trail East – New Roof

- 7. OLD BUSINESS**
 1. TPPOA Short Term Rentals – Finalization of Proposed Amendment. (*Marco Valdez*)
 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*)

THIS AGENDA CONSTITUTES A LEGAL NOTICE OF THIS MEETING.

8. NEW BUSINESS

1. Consideration of Approval of the Proposed 2026 Hurricane Document from Revival Landscape Services LLC. *(Thomas Bradford)*
2. Rooftop Solar Panels Application for the TPPOA ARC Process. *(Thomas Bradford)*

9. COMMUNICATIONS FROM TEQUESTA PINES PROPERTY OWNERS

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

11. NEXT MEETING

Monthly Board Meeting- July 14, 2026 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 12, 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
- √ = Present; X = Absent

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

The Board Members unanimously approved 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 for the Board Meeting on April 14, 2026.

The Board Members unanimously approved the minutes for the Board meeting on April 14, 2026 as submitted.

5. REPORTS

1. Community Compliance Report.

Mr. Bradford indicated that the boat and trailer parked at 40 PHTW seems to have been rectified.

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

1. TPPOA 04/30/26 Balance Sheet and P&L

Mr. Valdez indicated that there were no budget aberrations at this point in the fiscal year. He also reported that all but 2-3 home owners out of 222 total homeowners had paid their 2026 assessment. Those that fell into delinquency were turned over the TPPOA attorney to legally effect collections owed, along with resulting fees to be added to what is owed to TPPOA.

6. ARCHITECTURAL REVIEW COMMITTEE (ARC) APPLICATIONS REVIEW.

(*Marco Valdez, Treasurer*)

1. 28 Hickory Hill Road – New Fence

The Board approved the new fence proposal by a vote of 3-1.

7. OLD BUSINESS

1. TPPOA Short Term Rentals (*Marco Valdez*)

THIS AGENDA CONSTITUTES A LEGAL NOTICE OF THIS MEETING.

The input from all of the Board members relative to the most recent proposals for language to submit to the property owners for approval was received by Mr. Valdez who agreed to come up with new language for the Board to consider the following month and if this revised language was approved by the Board, it would be sent to TPPOA attorney Renee Renuart for review and ballot construction for placement on a formal ballot for all property owners to decide the control over short term rentals, if any.

NEW BUSINESS

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

Board members had received the first draft of the new rooftop solar panels ARC application form in their agenda backup prepared by Mr. Bradford, who was requested by the Board to shorten and simplify the new stand-alone ARC application form for rooftop solar panels. One thing that was agreed upon was that the existing more simplistic ARC application form did need to have a place in it telling the reader of the existing form that if their application was for rooftop solar panels, they needed to use an ARC form for that purpose and providing them with a link to the TPPOA website where the rooftop solar ARC application was located.

8. COMMUNICATIONS FROM TEQUESTA PINES PROPERTY OWNERS

There were no communications from Tequesta Pines property owners.

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

1. It was requested that the June Board meeting agenda have a discussion pertaining to development of a preliminary plan for a September 2026 TPPOA "Block Party" to include matters pertaining to budget, permits, food trucks, music, the date and location and to check on the availability of the Village of Tequesta Remembrance Park for the event.
2. Mr. Bradford asked the Board members if they felt it was necessary for the Board to do anything in regard to the proposed Remembrance Park Phase 2 project that would abut a number of the properties in Tequesta Pines, in light of the fact that the new subdivision named Hawk's Cove had drawn some concerns from the Tequesta Pines homeowners that abut that subdivision. The Board asked Mr. Bradford to look into the status of the Remembrance Phase 2 project and if its development seems eminent to create an informational post on the TPPOA Facebook account.

10. NEXT MEETING

Monthly Board Meeting- June 9, 2026 at 6:30 PM Via Zoom.

11. ADJOURNMENT (*Record Meeting Adjournment Time*)

The Board voted unanimously to adjourn the Board meeting at 8:19 PM.

Tequesta Pines POA
Balance Sheet
As of May 31, 2026

Accrual Basis

	May 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Valley Nat'l Bank CK-Operations	51,539.19
Valley Nat'l Bank MM-Reserve	103,041.57
Total Checking/Savings	154,580.76
Accounts Receivable	
1200 · Accounts Receivable	178.24
Total Accounts Receivable	178.24
Total Current Assets	154,759.00
TOTAL ASSETS	154,759.00
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	47,325.16
Total Equity	60,950.90
TOTAL LIABILITIES & EQUITY	154,759.00

Tequesta Pines POA Profit & Loss Budget Performance May 2026

	May 26	Budget	Jan - May 26	YTD Budget	Annual Budget
6610 · Taxes					
6620 · Federal	0.00	0.00	639.00	700.00	700.00
Total 6610 · Taxes	0.00	0.00	639.00	700.00	700.00
8000 · Reserve Funding	0.00	0.00	0.00	0.00	0.00
Total Expense	3,390.54	6,292.87	30,656.47	37,829.41	78,714.50
Net Ordinary Income	-3,290.54	-6,157.87	47,325.16	39,810.09	0.00
Other Income/Expense					
Other Income					
7030 · Other Income	0.00	0.00	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00	0.00	0.00
Net Income	-3,290.54	-6,157.87	47,325.16	39,810.09	0.00



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#