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

Tuesday, November 11, 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
Alex Orr, Director
Giacomo Terrizzi, 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 October 14, 2025.

5. REPORTS

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

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)

7. OLD BUSINESS

A. TPPOA Survey Questions
1. Rental Control Survey Questions.
B. Boat Violation Update *(Marco Valdez, Treasurer)*

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

THIS AGENDA CONSTITUTES A LEGAL NOTICE OF THIS MEETING.

9. COMMUNICATIONS FROM TEQUESTA PINES PROPERTY OWNERS

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

11. NEXT MEETING: Monthly Board Meeting- December 9, 2025 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 MINUTES**

Tuesday, October 14, 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 by President Bradford at 6:30 PM.

- ✓ Thomas Bradford, President
- ✓ Marco Valdez, Treasurer
- ✓ Richard Evan, Director
- ✓ Open Seat, Director *(Proposed Board Member Giacomo Terrizzi was also present)*
- ✓ Alex Orr, Director
- ✓ = Present; X= Absent

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

The agenda as submitted was unanimously approved by the Board of Directors.

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 September 9, 2025.

The minutes for the Board meeting held on September 9, 2025 were unanimously approved by the Board of Directors.

5. REPORTS

A. Community Compliance Report.

President Bradford gave a quick overview of one or two compliance matters.

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

1. TPPOA 09/30/25 Balance Sheet and P&L

Treasurer Valdez reviewed the current TPPOA budget performance YTD with no aberrations thus far this fiscal year.

6. ARCHITECTURAL REVIEW COMMITTEE (ARC) APPLICATIONS REVIEW.

(Marco Valdez, Treasurer)

A. 58 Hickory Hill Road– Roof

B. 58 Hickory Hill Road- Siding/Paint

C. 36 Pine Hill Trail West – Paint

D. 85 Teakwood Circle- Roof

E. 47 Chestnut Trail – Exterior

Each of the above ARC applications were unanimously approved by the Board of Directors, with items A-D being granted 6 months' time to complete their proposals and with item E being granted 12 months to complete their extensive work activities.

7. OLD BUSINESS

A. TPPOA Survey Questions

THIS AGENDA CONSTITUTES A LEGAL NOTICE OF THIS MEETING.

1. A Reduced Rental Control Questions List.

Board Members were requested to review the draft list of survey questions prepared by Board Member Alex Orr and to send their comments to Mr. Orr. The survey questions will again be reviewed at the Board meeting in November.

2. Boat Controls Compromise Between TPPOA and VOT Requirements.

The Board, via consensus, dropped pursuit of modifying the current TPPOA boat parking controls.

8. NEW BUSINESS

A. Consideration of Appointing Giacomo Terrizzi to the Board of Directors of the Tequesta Pines Property Owners Association.

After an introduction, Mr. Giacomo Terrizzi was unanimously approved to fill the open seat on the TPPOA Board of Directors.

9. COMMUNICATIONS FROM TEQUESTA PINES PROPERTY OWNERS

There were no communications from property owners in Tequesta Pines.

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

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

11. NEXT MEETING

Annual Meeting – October 29, 2025 at 7:00 PM at Recreation Center, 399 Seabrook Road and **Monthly Board Meeting**- November 11, 2025 at 6:30 PM Via Zoom.

12. ADJOURNMENT (*Record Meeting Adjournment Time*)

The Board of Directors unanimously approved adjournment of the meeting at 7:24 PM.

Tequesta Pines POA
Balance Sheet
As of October 31, 2025

Accrual Basis

	Oct 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Valley Nat'l Bank CK-Operations	34,047.90
Valley Nat'l Bank MM-Reserve	96,962.24
Total Checking/Savings	131,010.14
Accounts Receivable	
1200 · Accounts Receivable	205.27
Total Accounts Receivable	205.27
Total Current Assets	131,215.41
TOTAL ASSETS	131,215.41
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	29,503.71
Total Equity	42,407.31
TOTAL LIABILITIES & EQUITY	131,215.41

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HOA Rental Control Community Survey

Purpose:

The Board is evaluating policies related to rental activity within our community. Your feedback will help determine whether new rules or caps should be considered. All responses will remain confidential and used for planning purposes only.

1. Homeownership Status

- ☐ I own and live in my home (primary residence)
- ☐ I own and rent out my home
- ☐ I am purchasing as an investment but do not live here
- ☐ Other (please specify)

2. How familiar are you with the current HOA rules on rentals?

- ☐ Very familiar
- ☐ Somewhat familiar
- ☐ Not familiar at all

3. Do you currently rent out your home (or plan to in the next 12 months)

- ☐ Yes
- ☐ No
- ☐ Considering it

4. In your opinion, how does having rental properties in the community affect the following

Aspect	Positive	Neutral	Negative
Property values	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community safety	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sense of community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Common area maintenance / HOA compliance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Real estate values	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Would you support a rule limiting the percentage of homes in the community that can be rented at any given time (e.g. 10-20%)

- ☐ Strongly support
- ☐ Somewhat support
- ☐ Neutral
- ☐ Somewhat oppose
- ☐ Strongly oppose

If you support a cap on rentals, please specify what percentage: _____

6. If a rental cap were implemented, should exceptions be allowed (e.g. for military deployment, temporary job relocation, financial hardship, inherited property)?

- ☐ Yes
- ☐ No
- ☐ Unsure

Please specify which exceptions you feel are reasonable: _____

7. Should the HOA place limits on short-term rentals (less than 6 months) such as Airbnb or VRBO?

- ☐ Yes, prohibit all short-term rentals
- ☐ Yes, limit short-term rentals (e.g., minimum lease length, owner approval required)
- ☐ No, homeowners should be free to rent as they wish
- ☐ Unsure

8. If rental restrictions were adopted, how strongly should they be enforced?

- ☐ Strictly enforced (fines, suspension of privileges, etc.)
- ☐ Moderately enforced (warnings and education first)
- ☐ Lightly enforced (case-by-case basis)
- ☐ Not enforced

9. Should existing owners who already rent their homes be grandfathered in if new rental limits are adopted?

- ☐ Yes
- ☐ No
- ☐ Unsure

10. Which statement best reflects your view on rental activity in our community?

- ☐ Rentals should be freely allowed with minimal restrictions
- ☐ Rentals should be allowed but with clear limits and oversight
- ☐ Rentals should be tightly restricted or phased out
- ☐ Unsure / need more information

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

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V
1	AQAARND/MS																					
2						Jan - Oct 25	2025 Budget			2024 Actual	2023 Actual	2022 Actual	2021 Actual	2026 Budget		YoY						
3	Ordinary Income/Expense																					
4	Income																					
5	4010 · Fee Income																					
6	4030 · Assessment - Lots 20-222					70,644.00	70,644.00			70,644.00	68,918.50	68,918.50	66,584.00	62,118.00		-8,526.00		-0.12				
7	4031 · Assessment - Lots 1-19					1,586.50	1,586.50			1,586.50	1,548.50	1,548.50	1,496.25	1,398.40		-188.10		-0.12				
8	4040 · Interest Charges					100.82	150.00			235.85	161.06	146.10	137.16	100.00		-50.00						
9	4100 · Estoppel Fees					400.00	1,000.00			1,100.00	400.00	1,000.00	1,600.00	600.00		-400.00						
10	Total 4010 · Fee Income					72,731.32	73,380.50			73,566.35	71,028.06	71,613.10	69,817.41	64,216.40		-9,164.10						
11	4300 · Interest Income					1,734.79	1,500.00			2,710.80	2,450.63	120.43	180.25	1,500.00		0.00						
12	2025 Surplus													10,000.00		10,000.00						
13	Total Income					74,466.11	74,880.50			76,277.15	73,478.69	71,733.53	69,997.66	75,716.40		835.90						
14	Expense																					
15	6120 · Bank Service Charges					0.00	0.00			-17.00	27.69	2.42	107.64	0.00		0.00						
16	6140 · Landscaping																					
17	6141 · Contract					25,745.50	34,000.00			30,703.44	30,521.40	30,348.00	30,222.00	34,000.00		0.00						
18	6143 · Tree Trimming					0.00	4,800.00			4,149.00	4,175.00	4,175.00	3,042.00	5,200.00		400.00						
19	6144 · Replacements					0.00	4,000.00			0.00	3,587.00	0.00	-237.00	3,800.00		-200.00						
20	6146 · Irrigation Repairs					1,692.40	3,500.00			1,800.98	3,553.51	2,765.37	1,950.80	2,500.00		-1,000.00						
21	Total 6140 · Landscaping					27,437.90	46,300.00			36,653.42	41,836.91	37,288.37	34,977.80	45,500.00		-800.00						
22	6180 · Insurance					8,615.95	8,925.00			7,462.79	7,139.82	5,691.82	8,243.35	10,000.00		1,075.00						
23	6230 · Licenses and Permits					0.00	100.00			0.00	61.25	0.00	0.00	100.00		0.00						
24	6240 · Miscellaneous					0.00	0.00			60.00	0.00			0.00		0.00						
25	6250 · Postage and Delivery					774.31	800.00			588.35	688.86	624.27	504.20	800.00		0.00						
26	6260 · Printing and Reproduction					0.00	600.00			0.00	0.00	19.26	81.56	600.00		0.00						
27	6265 · Community Relations																					
28	6267 · Web Site					1,893.42	1,300.00			3,178.88	1,249.46	983.88	909.66	1,800.00		500.00						
29	6268 · Community Outreach					1,447.90	1,500.00			303.34	153.99	1,552.04	149.90	2,000.00		500.00						
30	Total 6265 · Community Relations					3,341.32	2,800.00			3,482.22	1,403.45	2,535.92	1,059.56	3,800.00		1,000.00						
31	6270 · Professional Fees																					
32	6280 · Legal Fees					880.00	7,930.50			3,069.40	10,841.88	6,850.50	1,114.90	7,966.40		35.90						
33	6560 · Accounting					2,000.00	2,625.00			2,100.00	2,100.00	2,100.00	2,100.00	2,700.00		75.00						
34	Total 6270 · Professional Fees					2,880.00	10,555.50			5,169.40	12,941.88	8,950.50	3,214.90	10,666.40		110.90						
35	6300 · Repairs																					
36	6310 · Outside Repair Contractor					0.00	2,000.00			350.00	6,068.48	188.00	1,152.46	1,500.00		-500.00						
37	Total 6300 · Repairs					0.00	2,000.00			350.00	6,068.48	188.00	1,152.46	1,500.00		-500.00						
38	6390 · Utilities																					
39	6400 · Gas and Electric					1,103.67	1,650.00			1,315.54	1,390.88	1,158.58	986.09	1,700.00		50.00						
40	Total 6390 · Utilities					1,103.67	1,650.00			1,315.54	1,390.88	1,158.58	986.09	1,700.00		50.00						
41	6510 · Filing Fees					61.25	100.00			61.25	0.00	61.25	61.25	100.00		0.00						
42	6580 · Supplies															0.00						
43	6600 · Office					0.00	350.00			228.94	141.42	0.00	36.60	250.00		-100.00						
44	Total 6580 · Supplies					0.00	350.00			228.94	141.42	0.00	36.60	250.00		-100.00						
45	6610 · Taxes																					
46	6620 · Federal					783.00	700.00			705.00	6.13	24.08	2.68	700.00		0.00						
47	Total 6610 · Taxes					783.00	700.00			705.00	6.13	24.08	2.68	700.00		0.00						
48	8000 · Reserve Funding					0.00	0.00			5,000.00	0.00	10,000.00		0.00		0.00						
49	9000 · Capital Expenditures						0.00			0.00	6,574.43	5,798.50	34,086.05	0.00		0.00						
50	Total Expense					44,997.40	74,880.50			61,059.91	78,281.20	72,342.97	84,514.14	75,716.40		835.90						
51	Net Ordinary Income					29,468.71	0.00			15,217.24	-4,802.51	-609.44	-14,516.48	0.00		0.00						
52	Other Income/Expense																					
53	Other Income																					
54	7030 · Other Income					35.00				15.00												
55	Total Other Income					35.00				15.00												
56	Net Other Income					35.00				15.00												
57	Net Income					29,503.71	0.00			15,232.24	-4,802.51	-609.44	-14,516.48	0.00		0.00						
58	Reserves Funding													0.00		0.00						
59	Final Net Income													0.00		0.00						
60																						

Agenda Memo _25-269 - Pdf

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A comprehensive ordinance update was presented to unify rights-of-way (ROW), **swale, landscaping, driveway, and maintenance regulations** across multiple Village Code chapters.

– The update was structured to promote consistency, enforceability, and resident accessibility while safeguarding infrastructure, drainage, and aesthetic character.

Chapters Revised

- Chapter 30 (Vegetation) and Chapter 50 (Nuisances / Property Maintenance) were consolidated to articulate planting, trimming, and maintenance requirements within public ROW and swales.
- Chapter 66 (Streets, Sidewalks, and Other Public Places) and Chapter 70 (Driveways and Off-Street Parking) were amended to standardize permitting, construction, and enforcement procedures.
- Chapter 74 (Stormwater Management) was fully revised into §74-181 to establish uniform swale and ROW design standards.
- Chapter 78 (Zoning) was supplemented with new ROW landscaping and setback provisions.
- **Appendix A was created to compile the Approved Plant List, planting rules, spacing requirements, and a consolidated fee/fine schedule.**

Unified Standards and Enforcement

- All affected chapters now reference §74-181 (Swale & ROW Design Standards) and Appendix A for planting, grading, and maintenance criteria.
- Penalties, fees, and lien procedures were standardized and centralized in Appendix A to **ensure uniform civil fines (\$150 default per violation)**, cost recovery, and lien authority.
- **Enforcement mechanisms include stop-work orders, restoration mandates, and Special Magistrate appeals.**

Approved Plant List and Turf Grass Regulations

- A consolidated list of Florida-Native and Florida-Friendly species was provided, with species-specific spacing requirements (12–36 inches center-to-center).
- Artificial turf is prohibited in all Village ROW and swales.
- Natural sod species (St. Augustine, Floratam, Bermuda) are permitted; drought-tolerant

alternatives (Bahia, Zoysia, Seashore Paspalum) are encouraged.

- Deep-rooted or invasive species are prohibited within 5 feet of the swale centerline or within utility corridors; no planting is allowed directly in the flow line unless flood-tolerant.

Swale & ROW Design Standards (§74-181)

- Swales must remain open conveyances unless an engineered enclosed pipe or bio-swale is approved by the Village Engineer.
- Grading, cross-section profiles, and flow lines are required to conform to Village stormwater specifications to prevent erosion or ponding.
- Driveway crossings must preserve swale function, maintain flow lines, and utilize reinforced-concrete culverts with mitered or flared end treatments for erosion control.
- Irrigation systems in ROW must be adjusted to avoid overspray, slope erosion, or interference with drainage.

Driveway Construction and Permitting (Chapter 70)

- Driveway installations, modifications, or resurfacing within the public ROW require a ROW/driveway permit and plan compliance with §74-181 and engineering standards.
- Sidewalk and apron surfaces must be concrete; pavers are only permitted where no sidewalk exists or is planned, subject to written Village approval.
- Mandatory Village inspections are imposed, with re-inspection fees assessed for non-compliance.

Property Owner Maintenance Responsibilities

- Adjacent property owners are required to maintain the ROW immediately abutting their property, including mowing, edging, litter removal, vegetation trimming to maintain sightlines, and irrigation upkeep.
- Swales must remain unobstructed and vegetated per §74-181 and Appendix A; non-compliant landscaping or obstructions may be removed at the owner's expense without compensation.

Permit, Inspection, Fee & Fine Schedule (Appendix A)

- ROW/Swale work permit, Driveway permit, and Landscape installation permit fees are to be set by resolution.
- Inspection and re-inspection fees are authorized to ensure compliance.
- Civil penalties (default \$150) apply to unpermitted work, drainage obstruction, and failure to maintain ROW or swales; full cost recovery plus administrative fees is provided for restoration or removal actions.