

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

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

Tuesday, February 10, 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
- 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 January 13, 2026.
- 5. REPORTS**
 - A. Community Compliance Report.
 - B. Treasurer's Report. (*Marco Valdez, Treasurer*)
 1. TPPOA 01/31/26 Balance Sheet and P&L
- 6. ARCHITECTURAL REVIEW COMMITTEE (ARC) APPLICATIONS REVIEW.**
(*Marco Valdez, Treasurer*)
 - A. NONE
- 7. OLD BUSINESS**
 - A. Update on TPPOA Rental Survey (*Marco Valdez*)
 - B. Proposal from Revival Landscaping for Two (2) Powder-Puff Trees at Seabrook Road CBS Walls Located at SW Section in the Total Amount of \$700. (*Thomas Bradford*)
 - C. Control Options for Mildew/Pollen Stains on Walls. (*Richard Evan*)
- 8. NEW BUSINESS**
 - A. Survey of Freeze Damage to TPPOA Hedges Etc. (*Thomas Bradford*)
- 9. COMMUNICATIONS FROM TEQUESTA PINES PROPERTY OWNERS**
- 10. ANY OTHER MATTERS & OPEN DISCUSSION BY BOARD MEMBERS.**
- 11. NEXT MEETING**
 - Monthly Board Meeting-** March 10, 2026 at 6:30 PM Via Zoom.
- 12. ADJOURNMENT** (*Record Meeting Adjournment Time*)

THIS AGENDA CONSTITUTES A LEGAL NOTICE OF THIS MEETING.

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

TEQUESTA PINES PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

Tuesday, January 13, 2026 at 6:30 PM

MINUTES

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*)

The Meeting was called to Order at 6:30 PM by Mr. Bradford

- √ 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, by a vote of 3-0 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 December 9, 2025.

5. REPORTS

- A. Community Compliance Report.

- 1. 30 Chestnut Trail (1 month until 6-month deadline for hedge install)

Mr. Bradford sought the input of the Board members in regard to the approaching deadline for a hedge on this property. It was the consensus of the Board to write a letter to the property owner in advance of the deadline as a reminder.

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

- 1. TPPOA 12/31/25 Balance Sheet and P&L

Treasurer Valdez reviewed the current TPPOA budget performance YTD with no aberrations thus far this fiscal year FY 2026

*Mr. Terrizzi was able to attend the meeting at about this time.

6. ARCHITECTURAL REVIEW COMMITTEE (ARC) APPLICATIONS REVIEW.

(*Marco Valdez, Treasurer*)

- A. 118 PHTW - New Fence
- B. 224 Wingo Street – Solar Panels on Roof
- C. 33 Chestnut Trail – Windows & Doors
- D. 121 Pinehill Trail West – Exterior Paint
- E. 41 Poplar Road – Exterior Paint

The Board unanimously approved each of the five ARC applications, with each having a timeline for completion of the work depending on the complexity of the same.

7. OLD BUSINESS

THIS AGENDA CONSTITUTES A LEGAL NOTICE OF THIS MEETING.

A. Update on TPPOA Rental Survey (*Marco Valdez*)

Mr. Valdez indicated that only about 8 property owners had responded to the rental survey.

B. Seabrook Road (*Thomas Bradford*)

1. CBS Wall Plantings; SW Section

Mr. Bradford was requested to have Revival Landscaping prepare a quote for two Powder-puff trees for Board review at the February Board meeting.

2. Graffiti

Mr. Evan volunteered to paint over the graffitied wall.

3. Dog Waste Stations

The installation of the new dog waste stations on Seabrook Road were acknowledged.

8. NEW BUSINESS

A. 2025 Surplus Funds (*Marco Valdez*)

Mr. Valdez recommended, and the Board unanimously approved, a transfer of \$5,000 from the TPPOA checking account to the TPPOA money market account for a higher interest earning.

9. COMMUNICATIONS FROM TEQUESTA PINES PROPERTY OWNERS

Cathy Glass informed the Board that turf on Seabrook Road looked to be invested with weeds and should be addressed.

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

Mr. Bradford expressed his concern about ARC applications for rooftop solar panels were more technical than ordinary ARC applications and should be handled differently so that applicants know fully, well in advance, what is expected of them for submittal and all data necessary for the review should be provided by the applicant or their designee so that responsibility for any errors or omissions in the data for submittal requirements or in judgement based on such data would fall with that submitted by the applicant and not TPPOA. Mr. Bradford agreed to wait until we have received the input of the TPPOA attorney.

11. NEXT MEETING

Monthly Board Meeting- February 10, 2026 at 6:30 PM Via Zoom.

12. ADJOURNMENT (*Record Meeting Adjournment Time*)

The Board voted unanimously to adjourn the meeting at 7:38 PM

Tequesta Pines POA
Balance Sheet
As of January 31, 2026

Accrual Basis

	Jan 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Valley Nat'l Bank CK-Operations	53,124.98
Valley Nat'l Bank MM-Reserve	102,458.67
Total Checking/Savings	155,583.65
Accounts Receivable	
1200 · Accounts Receivable	14,780.57
Total Accounts Receivable	14,780.57
Total Current Assets	170,364.22
TOTAL ASSETS	170,364.22
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	62,930.38
Total Equity	76,556.12
TOTAL LIABILITIES & EQUITY	170,364.22

Tequesta Pines POA Profit & Loss Budget Performance

		January 2026				
		Jan 26	Budget	Jan 26	YTD Budget	Annual Budget
Ordinary Income/Expense						
Income						
4010 · Fee Income						
	4030 · Assessment - Lots 20-222	62,118.00	62,118.00	62,118.00	62,118.00	62,118.00
	4031 · Assessment - Lots 1-19	1,406.50	1,396.50	1,406.50	1,396.50	1,396.50
	4040 · Interest Charges	0.00	0.00	0.00	0.00	100.00
	4100 · Estoppel Fees	300.00	100.00	300.00	100.00	600.00
	4150 · Paypal / Credit Card Processing	32.85		32.85		
	Total 4010 · Fee Income	63,857.35	63,614.50	63,857.35	63,614.50	64,214.50
	4300 · Interest Income	0.00	125.00	0.00	125.00	1,500.00
	4999 · Previous Year Surplus	13,000.00	13,000.00	13,000.00	13,000.00	13,000.00
	Total Income	76,857.35	76,739.50	76,857.35	76,739.50	78,714.50
Expense						
	6120 · Bank Service Charges	0.00	0.00	0.00	0.00	0.00
6140 · Landscaping						
	6141 · Contract	2,574.55	2,833.37	2,574.55	2,833.37	34,000.00
	6143 · Tree Trimming	0.00	0.00	0.00	0.00	6,250.00
	6144 · Replacements	0.00	316.63	0.00	316.63	3,800.00
	6146 · Irrigation Repairs	0.00	208.37	0.00	208.37	2,500.00
	Total 6140 · Landscaping	2,574.55	3,358.37	2,574.55	3,358.37	46,550.00
	6180 · Insurance	10,716.86	11,000.00	10,716.86	11,000.00	11,000.00
	6230 · Licenses and Permits	0.00	0.00	0.00	0.00	100.00
	6240 · Miscellaneous	0.00	0.00	0.00	0.00	0.00
	6250 · Postage and Delivery	0.00	0.00	0.00	0.00	800.00
	6260 · Printing and Reproduction	0.00	50.00	0.00	50.00	600.00
6265 · Community Relations						
	6267 · Web Site	0.00	150.00	0.00	150.00	1,800.00
	6268 · Community Outreach	300.00	0.00	300.00	0.00	2,000.00
	6265 · Community Relations - Other	0.00	0.00	0.00	0.00	0.00
	Total 6265 · Community Relations	300.00	150.00	300.00	150.00	3,800.00
6270 · Professional Fees						
	6280 · Legal Fees	0.00	742.93	0.00	742.93	8,914.50
	6560 · Accounting	210.00	225.00	210.00	225.00	2,700.00
	Total 6270 · Professional Fees	210.00	967.93	210.00	967.93	11,614.50
6300 · Repairs						
	6310 · Outside Repair Contractor	0.00	125.00	0.00	125.00	1,500.00
	Total 6300 · Repairs	0.00	125.00	0.00	125.00	1,500.00
6390 · Utilities						
	6400 · Gas and Electric	125.56	141.63	125.56	141.63	1,700.00
	Total 6390 · Utilities	125.56	141.63	125.56	141.63	1,700.00
	6510 · Filing Fees	0.00	0.00	0.00	0.00	100.00
	6580 · Supplies					

Tequesta Pines POA Profit & Loss Budget Performance

		January 2026				
		Jan 26	Budget	Jan 26	YTD Budget	Annual Budget
	6600 · Office	0.00	0.00	0.00	0.00	250.00
	Total 6580 · Supplies	0.00	0.00	0.00	0.00	250.00
	6610 · Taxes					
	6620 · Federal	0.00	0.00	0.00	0.00	700.00
	Total 6610 · Taxes	0.00	0.00	0.00	0.00	700.00
	8000 · Reserve Funding	0.00	0.00	0.00	0.00	0.00
	Total Expense	13,926.97	15,792.93	13,926.97	15,792.93	78,714.50
	Net Ordinary Income	62,930.38	60,946.57	62,930.38	60,946.57	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	62,930.38	60,946.57	62,930.38	60,946.57	0.00