

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

AGENDA

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)*

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 December 9, 2025.

5. REPORTS

- A. Community Compliance Report.
 - 1. 30 Chestnut Trail (1 month until 6-month deadline for hedge install)
- B. Treasurer's Report. *(Marco Valdez, Treasurer)*
 - 1. TPPOA 12/31/25 Balance Sheet and P&L

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

7. OLD BUSINESS

- A. Update on TPPOA Rental Survey *(Marco Valdez)*
- B. Seabrook Road *(Thomas Bradford)*
 - 1. CBS Wall Plantings; SW Section
 - 2. Graffiti
 - 3. Dog Waste Stations

8. NEW BUSINESS

- A. 2025 Surplus Funds *(Marco Valdez)*

9. COMMUNICATIONS FROM TEQUESTA PINES PROPERTY OWNERS

THIS AGENDA CONSTITUTES A LEGAL NOTICE OF THIS MEETING.

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

11. NEXT MEETING

Monthly Board Meeting- February 10, 2026 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**

Tuesday, December 9, 2025 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

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

√ = Present; X = Absent

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

The agenda was unanimously approved as submitted by the Board.

3. PROOF OF DUE NOTICE OF MEETING

- A. *(Pursuant to Florida Statute, notice of this meeting was posted (11/24/25) on the TPPOA website which is not less than 14 days prior to this meeting due to the FY 2026 budget adoption and related annual assessments being considered at this meeting. In addition, Tequesta Pines property owners receive a calendar of all Board meetings annually by USPS mail per Florida Statute.)*
- B. **Please Note:** ARC applications and any other matters that may arise, if any, received on or before Friday, December 5, 2025 will be added to this agenda and posted in an amendment of this agenda on the TPPOA website not less than 48 hours prior to the December 9, 2025 Board meeting. The 2026 budget and annual assessment agenda item under New Business below will not be deleted.

4. REVIEW AND APPROVAL OF UNAPPROVED MINUTES

- A. Minutes for the Board Meeting on November 11, 2025.

The minutes for the November 11, 2025 Board meeting were unanimously approved by the Board as submitted.

5. REPORTS

- A. Community Compliance Report.

- 1. 118 PHTW

A potential lack of response from the property owner was averted when Mr. Valdez indicated via a verbal update that he had received an ARC application from the property owner for the wooden fence and was assured by the property owner the boat would be removed from the property.

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

- 1. TPPOA 11/30/25 Balance Sheet and P&L

Treasurer Valdez reviewed the current TPPOA budget performance YTD with no aberrations thus far this fiscal year FY 2026. The proposed budget and related assessments appeared later on this agenda.

THIS AGENDA CONSTITUTES A LEGAL NOTICE OF THIS MEETING.

6. ARCHITECTURAL REVIEW COMMITTEE (ARC) APPLICATIONS REVIEW.

(Marco Valdez, Treasurer)

A. 31 Chestnut Trail – New Roof

This ARC application was approved 3-0 for a tan metal roof and flat roof replacement over back porch with a 6-month completion timeline. Mr. Evan recused himself from the vote as he was the agent of record for the property owner.

7. OLD BUSINESS

A. TPPOA Survey Questions

1. Modified Rental Control Questions List. *(Alex Orr)*

After discussion it was determined by the Board that based on past support for rental controls, we survey could be boiled down to two questions, namely do you support a 6-month minimum rental period or do you support a 12-month minimum rental period?

B. Survey of Seabrook Road Plantings within the TPPOA CBS Walls. *(Thomas Bradford)*

Mr. Bradford overviewed a survey of conditions on Seabrook Road. The problem area is the that portion south of Pine Hill Trail West, with problems potentially from a lack of sufficient sunlight. Mr. Bradford was requested that prior to the next Board meeting in January to reach out to Mr. Gresham at Revival Landscaping to get his opinion on matters with the landscaping inside the three walled CBS structures and report back at the next Board meeting in January.

8. NEW BUSINESS

A. Final Review and Adoption of the TPPOA Fiscal Year 2026 Budget and Related Annual Assessments.

Annual TPPOA assessments will be considered at this meeting and the nature of the assessments will pertain to the amount of revenue TPPOA requires for ongoing operations in fiscal year 2026.

Treasurer Valdez reviewed the proposed FY 2026 budget again with the Board. A minor modification was made to increase the amount of surplus to be applied to the 2026 budget. The surplus to be used was increased from \$10, 000 to \$13,000 as some recent expenditures had hinted at future expenditures being more than what was contemplated previously. There was no change in the reduced assessment as previously discussed with the Board in November. The Board members voted unanimously to approve the FY 2026 proposed budget, with the aforementioned minor change and keeping the reduced annual assessment rates as preliminarily presented for Board review at the November 2025 Board meeting.

B. Year End Mailing Matters. *(Marco Valdez)*

Assignments were made for who was going to produce the various documents needed by Bookkeeper Drake for insertion with the annual mailing at the end of December 2025.

C. Consideration of the Revival Tree the Trimming Proposal # 20251114-1 Dated November 14, 2025 in the amount of \$5,725. *(Marco Valdez)*

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The Board unanimously approved the Revival Landscaping Tree trimming proposal in the amount of \$5,725.

D. Luminaries Event 2025. *(Marco Valdez)*

The Board decided to proceed with an organic, grassroots approach rather than a formal event, with Mr. Valdez coordinating with Jen to update the flyer with the new date and distribute it through social media and local contacts. Mr. Bradford agreed to post the flyer on the TPPOA Facebook page. Mr. Bradford agreed to add this as a discussion item for the November 2026 board meeting to plan properly next year.

9. COMMUNICATIONS FROM TEQUESTA PINES PROPERTY OWNERS

There were no communications from Tequesta Pines property owners.

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

There were no other matters to come before the Board for consideration.

11. NEXT MEETING Monthly Board Meeting- January 13, 2026 at 6:30 PM Via Zoom.

12. ADJOURNMENT *(Record Meeting Adjournment Time)*

The Board voted unanimously to adjourn the meeting at 8:12 PM.

THIS AGENDA CONSTITUTES A LEGAL NOTICE OF THIS MEETING.

Tequesta Pines POA
Balance Sheet
As of December 31, 2025

Accrual Basis

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Valley Nat'l Bank CK-Operations	23,034.63
Valley Nat'l Bank MM-Reserve	97,304.46
Total Checking/Savings	120,339.09
Accounts Receivable	
1200 · Accounts Receivable	-59.46
Total Accounts Receivable	-59.46
Total Current Assets	120,279.63
TOTAL ASSETS	120,279.63
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	18,567.93
Total Equity	31,471.53
TOTAL LIABILITIES & EQUITY	120,279.63

Tequesta Pines POA

Profit & Loss Budget Performance

December 2025

	<u>Dec 25</u>	<u>Budget</u>	<u>Jan - Dec 25</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
4010 · Fee Income					
4030 · Assessment - Lots 20-222	0.00	0.00	70,644.00	70,644.00	70,644.00
4031 · Assessment - Lots 1-19	0.00	0.00	1,586.50	1,586.50	1,586.50
4040 · Interest Charges	13.54	12.50	114.36	150.00	150.00
4100 · Estoppel Fees	100.00	100.00	700.00	1,000.00	1,000.00
Total 4010 · Fee Income	113.54	112.50	73,044.86	73,380.50	73,380.50
4200 · Insurance Settlement	0.00	0.00	0.00	0.00	0.00
4300 · Interest Income	0.00	125.00	2,077.01	1,500.00	1,500.00
Total Income	113.54	237.50	75,121.87	74,880.50	74,880.50
Expense					
6120 · Bank Service Charges	0.00	0.00	0.00	0.00	0.00
6140 · Landscaping					
6141 · Contract	2,574.55	2,833.33	30,894.60	34,000.00	34,000.00
6143 · Tree Trimming	5,725.00	0.00	5,725.00	4,800.00	4,800.00
6144 · Replacements	0.00	333.33	0.00	4,000.00	4,000.00
6146 · Irrigation Repairs	116.00	291.67	1,808.40	3,500.00	3,500.00
Total 6140 · Landscaping	8,415.55	3,458.33	38,428.00	46,300.00	46,300.00
6180 · Insurance	0.00	0.00	8,615.95	8,925.00	8,925.00
6230 · Licenses and Permits	0.00	0.00	0.00	100.00	100.00
6240 · Miscellaneous	0.00	-100.56	0.00	0.00	0.00
6250 · Postage and Delivery	0.00	0.00	774.31	800.00	800.00
6260 · Printing and Reproduction	0.00	0.00	0.00	600.00	600.00
6265 · Community Relations					
6267 · Web Site	0.00	108.33	1,893.42	1,300.00	1,300.00
6268 · Community Outreach	0.00	0.00	1,447.90	1,500.00	1,500.00
6265 · Community Relations - Other	0.00	0.00	0.00	0.00	0.00
Total 6265 · Community Relations	0.00	108.33	3,341.32	2,800.00	2,800.00
6270 · Professional Fees					
6280 · Legal Fees	-10.60	660.87	869.40	7,930.50	7,930.50
6560 · Accounting	200.00	218.75	2,400.00	2,625.00	2,625.00
Total 6270 · Professional Fees	189.40	879.62	3,269.40	10,555.50	10,555.50
6300 · Repairs					
6310 · Outside Repair Contractor	0.00	166.67	0.00	2,000.00	2,000.00
Total 6300 · Repairs	0.00	166.67	0.00	2,000.00	2,000.00
6390 · Utilities					
6400 · Gas and Electric	107.67	137.50	1,315.71	1,650.00	1,650.00
Total 6390 · Utilities	107.67	137.50	1,315.71	1,650.00	1,650.00
6510 · Filing Fees	0.00	0.00	61.25	100.00	100.00
6580 · Supplies					
6600 · Office	0.00	0.00	0.00	350.00	350.00

Tequesta Pines POA

Profit & Loss Budget Performance

December 2025

	Dec 25	Budget	Jan - Dec 25	YTD Budget	Annual Budget
Total 6580 · Supplies	0.00	0.00	0.00	350.00	350.00
6610 · Taxes					
6620 · Federal	0.00	0.00	783.00	700.00	700.00
Total 6610 · Taxes	0.00	0.00	783.00	700.00	700.00
9000 · Capital Expenditures	0.00	0.00	0.00	0.00	0.00
Total Expense	8,712.62	4,649.89	56,588.94	74,880.50	74,880.50
Net Ordinary Income	-8,599.08	-4,412.39	18,532.93	0.00	0.00
Other Income/Expense					
Other Income					
7030 · Other Income	0.00		35.00		
Total Other Income	0.00		35.00		
Net Other Income	0.00		35.00		
Net Income	<u>-8,599.08</u>	<u>-4,412.39</u>	<u>18,567.93</u>	<u>0.00</u>	<u>0.00</u>