

Contact the Board at [Board@tequestapinespoa.com](mailto:Board@tequestapinespoa.com) to request Zoom meeting access information.

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

**Tuesday, March 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  
Jennifer Boushie, Director  
Alex Orr, Director
- 2. APPROVAL OF 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 of Board Meeting on February 11, 2025.
- 5. REPORTS**
  - A. Compliance Committee Report.
  - B. Treasurer's Report. (*Marco Valdez, Treasurer*)
    1. TPPOA 02/28/25 Balance Sheet and P&L (*Preliminary*)
- 6. ARCHITECTURAL REVIEW COMMITTEE (ARC) APPLICATIONS REVIEW.**  
(*Marco Valdez, Treasurer*)
  1. 28 Hickory Hill – Fence
  2. 142 Pine Hill Trail West – Roof
  3. 3 Pine Hill Trail East – Roof
  4. 98 Beechwood Trail - Driveway
- 7. OLD BUSINESS**
  - A. Update on Electronic Voting by Property Owners. (*Thomas Bradford, President*)  
See video link: <https://youtu.be/78nbOTcJMp4?si=4G4F9kWRed0Qq5AR>
  - B. Review and Consideration of Approval of Property Owner Survey Questions and Related Matters Pertaining to Potential Controls on Property Rentals in Tequesta Pines. (*Jennifer Boushie, Director*)
    - i. Survey Questions
    - ii. Postcard Narrative
  - C. Update on TPPOA Facebook and Instagram Accounts. (*Jennifer Boushie, Director*)
  - D. May 2025 TPPOA Block Party Update. (*Jennifer Boushie, Director*) and/or (*Marco Valdez, Treasurer*)

**THIS AGENDA ALSO CONSTITUTES A LEGAL NOTICE OF THIS MEETING.**

- E. Alternative Annual Assessment Payment Option. *(Marco Valdez, Treasurer)*
- F. Discussion on Board Member Email Accounts. *(Marco Valdez, Treasurer)*

**8. NEW BUSINESS**

- A. Update on Proposed AT&T Fiber Underground Installation Plan for Tequesta Pines. *(Richard Evan, Director)*
- B. Upcoming Free Village of Tequesta Shredding Event on April 12, 2025 from 9:00 AM to 11:00 AM for Personal Document Disposal and for TPPOA Record Disposal for Documents Dated Seven or More Years Ago. *(Thomas Bradford, President)*

**9. COMMUNICATIONS FROM TEQUESTA PINES PROPERTY OWNERS**

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

**11. NEXT MEETING** - Monthly Board Meeting- April 8, 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**

**Tuesday, February 11, 2025 at 6:30 PM**

**MINUTES**

**LOCATION: Video Conference Meeting via Zoom**

**1. CALL TO ORDER AND ROLL CALL** (*Record Meeting Start time*)

The Board meeting began at 6:30 PM.

- √ Thomas Bradford, President
- √ Marco Valdez, Treasurer
- √ Richard Evan, Director
- √ Jennifer Boushie, Director
- X Alex Orr, Director

√ = Present; X= Absent

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

The agenda was approved as amended to add under the heading of New Business the TPPOA Memorial Day Street Party. The Board unanimously approved the agenda as amended.

**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.*)

No Board action was required.

**4. DISPOSAL OF UNAPPROVED MINUTES**

- A. Minutes of Board Meeting on January 14, 2025.

The minutes of the Board meeting on January 14, 2025, were unanimously approved by the Board as submitted.

**5. PRESENTATION OF COMMITTEES & THE TREASURER'S REPORT**

- A. Compliance Committee Report.

President Bradford gave three examples of compliance matters in Tequesta Pines that are to be addressed.

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

1. TPPOA 01/31/25 Balance Sheet and P&L (*Preliminary*)

Treasurer Valdez reported there were no budget aberrations upon the completion of the first month of the new fiscal year.

- C. Architectural Review Committee Applications. (*Marco Valdez, Treasurer*)

- 1. 78 Hickory Hill Rd. – Fence
- 2. 15 Oak Ridge Ln.- Roof/Paint
- 3. 97 Beechwood Tr – Roof

All of the above ARC applications were unanimously approved by the Board and each property was granted 6 months within which to complete the proposed changes to their property.

**6. OLD BUSINESS**

- A. Update on Electronic Voting by Property Owners. (*Thomas Bradford, President*)

After review of related materials and discussion the Board requested President Bradford to seek out an electronic voting service provider for the provision of a

**THIS AGENDA ALSO CONSTITUTES A LEGAL NOTICE OF THIS MEETING.**

presentation to the Board in March. The Board vote on this request was unanimous.

- B. Continued Discussion on Creating a Property Owner Survey for Property Rentals in Tequesta Pines. (*Thomas Bradford, President, for overview of Attorney responses*) & (*Jennifer Boushie, Director*)

After a review of the written comments of the TPPOA attorney on the subject of rental regulations by HOA/POAs the Board consensus was to move forward with creating a TPPOA property owner survey using the Survey Monkey platform by (1) again reviewing Director Boushie's survey questions before and at the March Board meeting and to let her know of any potential changes or concerns ASAP. (2) Upon conclusion of all necessary preliminary work, all TPPOA property owners are to be provided with a mailed postcard that will tell them about the rentals survey with additional narrative on the postcard and providing them with the URL for accessing the survey and participating in the survey process.

## 7. NEW BUSINESS

- A. Alternatives for Annual Assessment Payments. (*Jennifer Boushie, Director*) & (*Marco Valdez, Treasurer*)

Upon completion of discussion, the Board voted to proceed with adding a TPPOA website-based credit card annual assessment payment option, the costs associated with making the website amendments with the firm Marketing Works of Palm Beach necessary to accomplish the website work and to include appropriate surcharges to cover the fees taken by the credit card processing firms that without addition of a surcharge will result in less assessment revenue to TPPOA. The Board voted unanimously to proceed.

- B. Discussion on Establishing Separate TPPOA Email Accounts for all Board Members. (*Marco Valdez, Treasurer*)

Treasurer Valdez indicated he would move to set up separate email accounts for all Board members. There were no objections except that Director Evan indicated he only used his personal Gmail account for TPPOA business.

- C. Review of the Late Penalty Policy. (*Marco Valdez, Treasurer*)

Treasurer Valdez pointed out to the Board that the TPPOA past practice of providing a February reminder to those that have missed the deadline for payment on their annual assessment prior to the end of January of each year was redundant, time consuming and cost money. After review, the Board agreed unanimously that the February reminder will no longer be sent and those that have failed to pay their annual assessment will only be told in writing in March of each year and that the delinquent payment is being sent to the TPPOA attorney for collection purposes.

- D. Memorial Day TPPOA Street Party. (*Marco Valdez, Treasurer*)

Treasurer Valdez indicated that preliminary conversations with Director Boushie about a TPPOA street party have revealed an initial target date for such a street party in late May to be considered a Memorial Day event. One goal is to have the event before parents and children head off on summer vacations. Tentatively, May 17, 2025, may be the target date of the event with initial plans to entail provision of music or musical performer and food trucks with Director Boushie to develop and implement a social media plan for the event. There were no objections to expanding TPPOA social events.

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**8. COMMUNICATIONS FROM TEQUESTA PINES PROPERTY OWNERS**

Cathy Glass expressed her approval of TPPOA offering a credit card payment option going forward.

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

Treasurer Valdez read aloud two letters of resident thanks to the TPPOA Board for the work, time and efforts they put in to protect and enhance Tequesta Pines.

**10. NEXT MEETING** - Monthly Board Meeting- March 11, 2025 at 6:30 PM Via Zoom.

**11. ADJOURNMENT** (*Record Meeting adjournment time*)

The meeting was adjourned by unanimous vote of the Board at 7:29 PM.

**THIS AGENDA ALSO CONSTITUTES A LEGAL NOTICE OF THIS MEETING.**

**Tequesta Pines POA**  
**Balance Sheet**  
As of February 28, 2025

Accrual Basis

	Feb 28, 25
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Valley Nat'l Bank CK-Operations	58,193.91
Valley Nat'l Bank MM-Reserve	95,421.41
Total Checking/Savings	153,615.32
Accounts Receivable	
1200 · Accounts Receivable	8,260.02
Total Accounts Receivable	8,260.02
Total Current Assets	161,875.34
<b>TOTAL ASSETS</b>	<b>161,875.34</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	4,149.00
Total Accounts Payable	4,149.00
Other Current Liabilities	
Reserves-Major Repair/Repl.	88,808.10
Total Other Current Liabilities	88,808.10
Total Current Liabilities	92,957.10
Total Liabilities	92,957.10
Equity	
1110 · Retained Earnings	12,903.60
Net Income	56,014.64
Total Equity	68,918.24
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>161,875.34</b>

**Tequesta Pines POA**  
**Profit & Loss Budget Performance**  
**February 2025**

	<u>Feb 25</u>	<u>Budget</u>	<u>Jan - Feb 25</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>4010 · Fee Income</b>					
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	18.80	12.50	18.80	25.00	150.00
4100 · Estoppel Fees	0.00	100.00	0.00	200.00	1,000.00
<b>Total 4010 · Fee Income</b>	<u>18.80</u>	<u>112.50</u>	<u>72,249.30</u>	<u>72,455.50</u>	<u>73,380.50</u>
4200 · Insurance Settlement	0.00	0.00	0.00	0.00	0.00
4300 · Interest Income	0.00	125.00	193.96	250.00	1,500.00
<b>Total Income</b>	<u>18.80</u>	<u>237.50</u>	<u>72,443.26</u>	<u>72,705.50</u>	<u>74,880.50</u>
<b>Expense</b>					
6120 · Bank Service Charges	0.00	0.00	0.00	0.00	0.00
<b>6140 · Landscaping</b>					
6141 · Contract	2,574.55	2,833.33	5,149.10	5,666.70	34,000.00
6143 · Tree Trimming	0.00	0.00	0.00	0.00	4,800.00
6144 · Replacements	0.00	333.33	0.00	666.70	4,000.00
6146 · Irrigation Repairs	0.00	291.67	347.25	583.30	3,500.00
<b>Total 6140 · Landscaping</b>	<u>2,574.55</u>	<u>3,458.33</u>	<u>5,496.35</u>	<u>6,916.70</u>	<u>46,300.00</u>
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	0.00	100.00
6240 · Miscellaneous	0.00	0.00	0.00	0.00	0.00
6250 · Postage and Delivery	75.31	0.00	75.31	400.00	800.00
6260 · Printing and Reproduction	0.00	0.00	0.00	300.00	600.00
<b>6265 · Community Relations</b>					
6267 · Web Site					
Professional Fees	350.00		350.00		
6267 · Web Site - Other	0.00	108.33	0.00	216.70	1,300.00
<b>Total 6267 · Web Site</b>	<u>350.00</u>	<u>108.33</u>	<u>350.00</u>	<u>216.70</u>	<u>1,300.00</u>
6268 · Other Community Outreach	0.00	0.00	0.00	1,500.00	1,500.00
6265 · Community Relations - Other	59.88	0.00	434.88	0.00	0.00
<b>Total 6265 · Community Relations</b>	<u>409.88</u>	<u>108.33</u>	<u>784.88</u>	<u>1,716.70</u>	<u>2,800.00</u>
<b>6270 · Professional Fees</b>					
6280 · Legal Fees	0.00	660.87	770.00	1,321.80	7,930.50
6560 · Accounting	200.00	218.75	400.00	437.50	2,625.00
<b>Total 6270 · Professional Fees</b>	<u>200.00</u>	<u>879.62</u>	<u>1,170.00</u>	<u>1,759.30</u>	<u>10,555.50</u>
<b>6300 · Repairs</b>					
6310 · Outside Repair Contractor	0.00	166.67	0.00	333.30	2,000.00
<b>Total 6300 · Repairs</b>	<u>0.00</u>	<u>166.67</u>	<u>0.00</u>	<u>333.30</u>	<u>2,000.00</u>
<b>6390 · Utilities</b>					
6400 · Gas and Electric	111.11	137.50	224.88	275.00	1,650.00
<b>Total 6390 · Utilities</b>	<u>111.11</u>	<u>137.50</u>	<u>224.88</u>	<u>275.00</u>	<u>1,650.00</u>

**Tequesta Pines POA**  
**Profit & Loss Budget Performance**  
**February 2025**

	<b>Feb 25</b>	<b>Budget</b>	<b>Jan - Feb 25</b>	<b>YTD Budget</b>	<b>Annual Budget</b>
<b>6510 · Filing Fees</b>	61.25	0.00	61.25	100.00	100.00
<b>6580 · Supplies</b>					
<b>6600 · Office</b>	0.00	0.00	0.00	175.00	350.00
<b>Total 6580 · Supplies</b>	0.00	0.00	0.00	175.00	350.00
<b>6610 · Taxes</b>					
<b>6620 · Federal</b>	0.00	700.00	0.00	700.00	700.00
<b>Total 6610 · Taxes</b>	0.00	700.00	0.00	700.00	700.00
<b>9000 · Capital Expenditures</b>	0.00	0.00	0.00	0.00	0.00
<b>Total Expense</b>	<b>3,432.10</b>	<b>5,450.45</b>	<b>16,428.62</b>	<b>21,601.00</b>	<b>74,880.50</b>
<b>Net Ordinary Income</b>	<b>-3,413.30</b>	<b>-5,212.95</b>	<b>56,014.64</b>	<b>51,104.50</b>	<b>0.00</b>
<b>Other Income/Expense</b>					
<b>Other Income</b>					
<b>7030 · Other Income</b>	0.00		0.00		
<b>Total Other Income</b>	0.00		0.00		
<b>Net Other Income</b>	0.00		0.00		
<b>Net Income</b>	<b>-3,413.30</b>	<b>-5,212.95</b>	<b>56,014.64</b>	<b>51,104.50</b>	<b>0.00</b>





President TPPOA <president@tequestapinespoa.com>

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## RE: Electronic Voting for TPPOA

1 message

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**Renee Renuart** <reneer@wassersteinpa.com>  
To: President TPPOA <president@tequestapinespoa.com>  
Cc: Board TPPOA <board@tequestapinespoa.com>

Mon, Jan 27, 2025 at 5:33 PM

Hi Tom,

The process for electronic voting is pretty simple. The board would just need to **pass a resolution at a properly noticed board meeting with a 14 day notice**. Once the resolution is passed by the board it is still up to the board if you want to actually implement electronic voting. **Just because you pass the resolution does not mean you have to implement it**. To do so, **you would have to retain one of the companies that does the electronic voting like Get Quorum or My HOAst**. They will walk you through the procedures and how it works. If the board does decide to implement the electronic voting and you retain a company, **you would need to send out the consent form to your owners**. **Any owners that do not consent will still need to vote by paper ballot/proxy**. You are kind of at a disadvantage because usually the management companies will assist the board with this, and you do not have management company. However, that does not mean you cannot still do it. **It will just be more work for the board**. I know that the **companies that do the electronic voting have a presentation so you may want to contact one of them and see if they will give you some type of presentation about their services and how it works and what the costs are**.

Regards,

Renee Renuart, Esq.

**WASSERSTEIN, P.A.**

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**From:** President TPPOA <[president@tequestapinespoa.com](mailto:president@tequestapinespoa.com)>  
**Sent:** Sunday, January 26, 2025 3:16 PM  
**To:** Renee Renuart <[reneer@wassersteinpa.com](mailto:reneer@wassersteinpa.com)>  
**Cc:** Board TPPOA <[board@tequestapinespoa.com](mailto:board@tequestapinespoa.com)>  
**Subject:** Electronic Voting for TPPOA

Renee:

After giving this subject some more thought, I think that it would be best at this time if you can outline the steps that are involved in order for TPPOA to pursue implementation of electronic voting while generally describing what the resolution and consent form set into motion for the process you outline. For example, we need more information on the rules for electronic vote collection and what impact it has on TPPOA if a property owner does not consent to electronic voting. We can initiate the resolution and consent form if we wish to after you give us an overview of the process and ground rules for electronic voting.

Let me know if you have any questions or concerns about what TPPOA is seeking from you at this time.

Tom Bradford



## Attorney Advice on POA Limitations on Rental Properties Begins Here:

Thomas Bradford <tgbradford3@gmail.com>

### RE: HOA Limitations on Rental Properties

1 message

Renee Renuart <reneer@wassersteinpa.com>

Fri, Jan 24, 2025 at 12:04 PM

To: President TPPOA <president@tequestapinespoa.com>

Cc: Thomas Bradford <tgbradford3@gmail.com>, Board TPPOA <board@tequestapinespoa.com>

Hi Tom,

**That is correct.** Below is the actual language from the statute. This certainly does not mean that you cannot pass leasing amendments. It only means that if the amendments pass with the required vote of your members that **the new amendments (with the exceptions listed in the statute below) would only apply to new owner and owners that voted in favor of the amendments.** With that said, this is not something that I recommend spreading to your owners because most owners do not know that if the amendments are passed and they voted no, that they would not apply to them.

*(h)1. Except as otherwise provided in this paragraph, any governing document, or amendment to a governing document, that is enacted after July 1, 2021, and that prohibits or regulates rental agreements applies only to a parcel owner who acquires title to the parcel after the effective date of the governing document or amendment, or to a parcel owner who consents, individually or through a representative, to the governing document or amendment.*

**2. Notwithstanding subparagraph 1., an association may amend its governing documents to prohibit or regulate rental agreements for a term of less than 6 months and may prohibit the rental of a parcel for more than three times in a calendar year, and such amendments shall apply to all parcel owners.**

Regards,

Renee Renuart, Esq.

**WASSERSTEIN, P.A.**

301 Yamato Road, Suite 2199

Boca Raton, Florida 33431

Phone: (561) 288-3999

E-mail: [reneer@wassersteinpa.com](mailto:reneer@wassersteinpa.com)

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**From:** President TPPOA <[president@tequestapinespoa.com](mailto:president@tequestapinespoa.com)>  
**Sent:** Thursday, January 23, 2025 10:25 PM  
**To:** Renee Renuart <[reneer@wassersteinpa.com](mailto:reneer@wassersteinpa.com)>  
**Cc:** Thomas Bradford <[tgbadford3@gmail.com](mailto:tgbadford3@gmail.com)>; Board TPPOA <[board@tequestapinespoa.com](mailto:board@tequestapinespoa.com)>  
**Subject:** Re: HOA Limitations on Rental Properties

Renee:

Is it your opinion that if a resident votes NO to rental restrictions that this property owner does not have to abide by the rental restrictions put forth by TPPOA should these rental restrictions pass by a proper majority vote of the property owners on a rental restrictions proposal? That appears to be a takeaway from what you have written above.

Tom Bradford

On Thu, Jan 23, 2025 at 6:50 PM Renee Renuart <[reneer@wassersteinpa.com](mailto:reneer@wassersteinpa.com)> wrote:

Hi Tom,

Please see my responses below in red. Let me know if you have any additional questions.

Regards,

Renee Renuart, Esq.

**WASSERSTEIN, P.A.**

301 Yamato Road, Suite 2199

Boca Raton, Florida 33431

Phone: (561) 288-3999

E-mail: [reneer@wassersteinpa.com](mailto:reneer@wassersteinpa.com)

Website: [www.wassersteinpa.com](http://www.wassersteinpa.com)



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---

**From:** Thomas Bradford <[tgbradford3@gmail.com](mailto:tgbradford3@gmail.com)>  
**Sent:** Friday, January 17, 2025 8:00 AM  
**To:** Renee Renuart <[reneer@wassersteinpa.com](mailto:reneer@wassersteinpa.com)>  
**Cc:** Board TPPOA <[board@tequestapinespoa.com](mailto:board@tequestapinespoa.com)>  
**Subject:** HOA Limitations on Rental Properties

Renee:

We are exploring the possibility of placing limitations on rental properties in Tequesta Pines, but we intend to survey our property owners on the subject before we do anything formally in order to gauge the amount of interest. I am not opposed to having rental limitations. In fact, I want to have legal rental limitations before the Florida legislature decides that we can no longer have them. My purpose here is to try to determine what can and cannot be done in Florida in this regard. When I do an internet search on the subject I see the following:

*"If your HOA restricts rentals or wants to, you may want to consult with an experienced homeowners' association attorney in Florida to determine whether the restrictions meet the definition of "reasonable" under state law." Renee, this is why I am contacting you upfront. Besides, who knows if you can truly believe what one reads on the internet these days?*

***Can HOAs prohibit rentals in Florida?*** *Generally, yes, subject to members voting affirmatively to do so. Homeowners' associations can either create rental restrictions or prohibit homeowners from renting out their units. While many HOAs prohibit or restrict long-term rentals in Florida, some only ban short-term rentals (Airbnb).*

***How can a homeowners' association restrict rentals?***

*Under Section 718.110(13), Florida Statutes, HOAs can limit the number of times a homeowner is permitted to rent their unit during a specified period.*

*The most common rental restrictions established by HOAs include:*

- ***Permitting homeowners to rent a unit a limited number of times per year.*** *For example, an HOA may allow owners to rent their home or condo once or twice a year.*
- ***Setting a minimum lease period.*** *This is a common restriction aimed at banning short-term rentals and Airbnb in HOAs. Typically, HOAs set 30, 60, or 90 days as a minimum lease period.*
- ***Imposing a mandatory waiting period.*** *Some homeowners' associations allow homeowners to rent their units after a certain amount of time has passed. For example, an HOA may require owners to occupy or own a unit for a year before renting it out. (This may come in handy to keep investment firms and others from buying homes for the sole purpose of operating the asset as a rental property. TB)*
- ***Limiting the number of rental units in the HOA.*** *Many HOAs impose a rental cap to limit the number of rental units in the community. For example, if the rental cap is set at 30%, you can only rent your unit if 29% or fewer units are currently rented in the HOA.*

*When evaluating the reasonableness of rental prohibitions or restrictions, courts determine whether the HOA had a legitimate purpose for prohibiting or restricting rentals.*

***Can an HOA screen and turn down tenant applications?***

*Many HOAs reserve the right to screen and turn down prospective tenants in order to weed out renters who might be "harmful" to the community. However, HOAs must be cautious about conducting background checks because the Fair Housing Act prohibits discrimination based on the renter's race, national origin, color, gender, religion, disability, and familial status.*

Based on some potential ideas being considered at this time I am asking you the following questions:

1. Under current Florida law, can an HOA have any rental restrictions in their HOA jurisdiction? If yes, then:

A) Can an HOA place a total and complete prohibition on rentals in their HOA jurisdiction? **Yes.**

B) Can an HOA limit the number of rental properties in their HOA jurisdiction? **Yes, you can implement rental caps however, I do not recommend them because it is a nightmare to keep track of especially if you do not have a management company to assist with that.**

C) Can an HOA place a maximum percentage cap on the percentage of homes in their community that are allowed to be rented at any given time? **Yes, see my answer above.**

D) Can an HOA place a maximum or minimum length of time for which a home can be rented to a single tenant? **Yes.**

E) Can an HOA place a cap on the number of times a property can be rented in a year (e.g., seasonal or short-term rentals)? **Yes.**

F) Can an HOA require homeowners to submit rental applications, say for Board approval, before renting out their property? To keep an application review process on track without violating the law, what sort of things can a Board or committee thereof refer to like a credit report, background check etc.? Since these things are not free, can we establish an application fee for rentals directly related to the costs we will incur in a proper application review process? **Yes to all of the above.**

G) What is a legitimate purpose for prohibiting or restricting rentals in an HOA like TPPOA, which is a single-family home community? **Rental restrictions in associations are extremely common because it gives the association the ability to have control over who is living in your neighborhood and maintain your property values. I would say that one of the biggest things that associations are trying to prevent is short term rentals and the Airbnb rentals. The restrictions do vary in different communities because some prefer to have more restrictions, and some prefer to have less. Some associations are concerned about potential discrimination actions in the event of denial of a lease, but you should keep in mind that there are specific HUD guidelines that we as the attorneys use in drafting the proposed language to make sure those are complied with.**

2. Are there any other matters that you think we should consider in regard to rental restrictions in our HOA and the survey we are going to prepare? Yes, F.S. 720.306 provides that any amendment that prohibits or regulates rental agreements applies only to the owners that acquire title after the amendment was passed and to the current owners that voted in favor of the amendments. The exception to that in the statute is a provision that regulates rental agreements for a term of less than 6 months, and which prohibits a rental for more than 3 times in a calendar year and that would apply to all owners regardless of whether they voted in favor of it. The board does not necessarily need to disclose that to your owners but rather something you should just be aware of.

All the best,

Thomas G. Bradford

44 Chestnut Trail

Tequesta, FL 33469

Tele: 561.744.7640

Mobile: 561.346.6061

Email: [tgbradford3@gmail.com](mailto:tgbradford3@gmail.com)





**Jennifer** <jenniferboushie13@gmail.com>  
to me ▾

Jan 16, 2025, 11:10 AM ☆ ↶

Good morning,

Here is a brief survey we can use in the future. I can upload to survey monkey when needed. Just a start. Also, after speaking with some of the neighborhood, before Memorial Day would be a good time to have a gathering. School lets out the Friday after and people with kids will be starting summer travel. Maybe sometime in April, after Easter? One more thing...maybe we can try and get an Instagram page up. Tom if you give me access to admin our FB page I can get things going and have our TPPOA sign up for emails on there.

That's it for now. Thank you

Jennifer Boushie

Dear Tequesta Pines Homeowner,

We are seeking your feedback on potential changes to our HOA's rental policies. Please take a moment to answer the following brief questions:

**1. Should the HOA limit the number of rental properties in our community?**

- Yes
- No
- No Opinion

**2. What maximum percentage of homes in the community should be allowed to be rented?**

- 0-5%
- 6-10%
- 11-15%
- 16% or more

**3. What should be the maximum length of time for which a home can be rented to a single tenant?**

- Less than 6 months
- 6-12 months
- Over 12 months
- No limit

**4. Do you think there should be a cap on the number of times a property can be rented in a year (e.g., seasonal or short-term rentals)?**

- Yes
- No
- No Opinion

**5. Should the HOA require homeowners to submit rental applications for approval before renting out their property?**

- Yes
- No
- No Opinion

**6. What other rental-related policies would you like to see addressed in the HOA bylaws? (Please specify any additional concerns or suggestions)**

[Open text box]

Thank you for your time and input!

Sincerely,  
TPPOA Board

## Subject: Shaping Our Neighborhood's Future: Your Input on Rental Property Regulations

Dear Neighbor,

Our neighborhood, a place we all call home, is evolving. As the landscape of property ownership changes, we've observed an increase in rental properties within our community. This shift presents both opportunities and challenges, and we believe it's essential to understand the perspectives of all homeowners to ensure our neighborhood remains a vibrant and desirable place to live.

To that end, we've developed a comprehensive survey designed to gauge your overall support for regulating rental properties and to gather your feedback on specific regulatory options. Your insights will be invaluable in determining the best path forward for our community.

### Why This Matters:

We understand that rental properties can contribute to the diversity and vibrancy of our neighborhood. However, we've also heard concerns regarding potential impacts on:

- **Property Values:** Maintaining consistent property values is crucial for all homeowners.
- **Neighborhood Character:** Preserving the unique character and quality of life we cherish.
- **Community Stability:** Fostering a stable and engaged community where residents feel a sense of belonging.
- **Safety and Maintenance:** Ensuring properties are well-maintained and contribute to a safe environment for everyone.
- **Parking and Noise:** Managing potential disruptions to our daily lives.

### What the Survey Covers:

The survey will explore your thoughts on:

- Your overall stance on regulating rental properties.
- Specific regulatory options, such as:
  - Licensing and registration requirements.
  - Occupancy limits.
  - Minimum property maintenance standards.
  - Noise and parking regulations.
  - Short-term rental restrictions.
- Your concerns and priorities regarding rental properties.
- Any suggestions you may have for improving our neighborhood.

### Your Voice Matters:

This survey is not about imposing specific regulations. It's about initiating a constructive dialogue and ensuring that any decisions made reflect the collective will of our community. Your participation is crucial to ensuring a balanced and informed approach.

**How to Participate:**

The survey is available online at [Insert Survey Link Here]. It should take approximately [Insert Estimated Time] minutes to complete. Your responses will be kept confidential and used solely for the purpose of informing community discussions.

We encourage you to share your honest opinions and concerns. Your input will help us create a neighborhood that meets the needs and expectations of all homeowners.

**Next Steps:**

Following the survey, we will compile the results and share them with the community. We will then host a [Insert Method of Communication, e.g., town hall meeting, online forum] to discuss the findings and explore potential next steps.

We appreciate your time and commitment to our neighborhood. Together, we can shape a future that benefits everyone.

Sincerely,

[Your Neighborhood Association/Committee Name]



2/20/2025

Dear HOA President and/or Community Manager,

We would like to notify you that AT&T Fiber® is coming to your neighborhood. Soon, residents in your area can experience internet that upgrades everything. AT&T Fiber will offer a reliable 100% fiber network with Hyper-Gig speeds, equal upload and downloads, and consistently fast speeds.

Construction in your area will begin shortly and could involve tree trimming, digging, and cable or terminal work. Please observe signs and keep the area clear for safety. We're committed to minimizing disruption to individual homeowners. Work will be completed as efficiently as possible, and we will restore any impacted area to its original state.

Door hangers will be placed at residents' properties prior to any construction. This will provide a main point of contact in case any questions or concerns arise.

Workgroup Name: Bluestreak

Phone#: 305-436-0157

Please share with residents the attached flyer and the link [att.com/NotifyMe](https://att.com/NotifyMe) to be notified when AT&T Fiber becomes available at their address.

Thank you for your time. We look forward to serving you and your community.

All the best,

Tania Contreras

AT&T Project Manager

305-297-3238

[tc3655@att.com](mailto:tc3655@att.com)





# AT&T

Tania Contreras  
AT&T Project Manager  
Central Florida  
Integrated Fiber Plan  
305-205-2791  
Tc3655@att.com

**February 26, 2025**

**Reference; AT&T job ID**

A056BYW

Hello Board of Directors and Residents of TEQUESTA PINES PROPERTY OWNERS ASSOCIATION, INC.

AT&T is planning to upgrade their existing infrastructure, at **no charge to your community**, with new, state of the art fiber optic cable network. The upgrade will be done entirely in the existing utility easements and right of way in your community. There is no cost to the community. This upgrade work will require digging, underground boring and boring under driveways, along with the installation of flush mounted underground hand holes exactly like water meter boxes. The hand holes are connected by underground fiber and conduits at various locations throughout the community within the legally platted utility easements or right of way. Most homes in the community will be affected by the upgrade. *AT&T and its construction contractor Blue Streak guarantee that all disturbed areas will be returned to like condition by the end of the construction project.*

During this time, you will see increased traffic and construction workers in your neighborhood. Locate flags will be placed and temporary paint utilized to mark underground facilities. These are for the protection of your communities' utilities during construction. We ask you and your landscapers not to remove these flags as it is a State of Florida law they remain in place during construction. Residents will be notified by door hangers approximately 2-3 days prior to construction in the community. **AT&T will be starting construction in the next few months.** We look forward to bringing this exciting new technology to your neighborhood soon.

Thank you,

Tania Contreras  
AT&T Project Manager  
305-205-2791  
tc3655@att.com

## **BUILDING OUR BETTER, FASTER INTERNET in your neighborhood.**

Over the next several weeks, AT&T crews will be working in your neighborhood. This work will sometimes require access to our network that is located in easements or public right-of-ways. We will always do our best to minimize any disruptions to you. Once the work is complete, we will remedy any disorder caused to your landscape, if necessary.

Questions or Concerns:

Phone:1-800-869-1615

[browardcustomerservice@bluestreakllc.com](mailto:browardcustomerservice@bluestreakllc.com)

Job Reference no. 22A25013N

ATT Subcontractor

Juan Batista

954-758-1008

**AT&T fiber**



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Job Reference no. 22A25013N

ATT Subcontractor

Juan Batista

954-758-1008

**AT&T fiber**

