



Tequesta Country Club Community Association, Inc.

Board of Directors – Meeting Agenda – Sept 9, 2025 Tequesta
Recreation Center

We encourage participation of all TCCCA members. Please be mindful that we must get through the agenda in an hour due to availability of the room. Therefore, we urge each attendee to limit their remarks to no more than 3 to 5 minutes per subject.

Call To Order - Steve Vaughn, Justin Bosnoian, Larry Dugan and Jessie Duhon

Minutes From Prior Meeting

Treasurer's Report - Larry Dugan

- 47\$ until end of year
- Burn rate is about 2k/mo
- Big expenses have been paid
- 56% membership
- Landscaping - consistent charges, no big changes here
- Insurance has gone up significantly

Grounds and Maintenance - Steve Vaughn

1. Boat ramp/boat dock
 - a. Broken lock - fixed and rewelded on
 - b. Washout from rain water at the dock - Barney built a dam/curb to get the water redirected to bushes - seems to have worked well with recent rainfall
 - c. On the dock - a joist had rotted through, Barney fixed this for us and its in good shape
 - d. Rocks along the corners - partially done; need to finish and fill dirt into hole - its on their schedule to do
 - i. To help prevent wash out
 - e. Cap to the boat ramp piling - maybe Chris Black will have some insight, Steve will reach out
2. Front gate electric -
 - a. Antiquated currently - this is the issue with the x-mas lights
 - i. Rigali had 3 contractors look at it and give bids - this one from Bradford is

the best one

1. 1st page is south gate, 2nd pack is north gate
2. Whole thing - about 10k
3. This is from the meter on, but using the existing conduit - this is for all above ground (to go under would double the price) - it will be hidden so we cannot see it; putting in 3 outlets at each
4. There will be an added cost for permits
5. Everything we currently have electric wise is dilapidated and out of code; we need to do this
- b. Christmas lights - we own them now, just have to pay labor for them to be installed - maybe around 2K for this
3. North gate water hookup
 - a. We need to do electric for safety first, but may be running low on funds if we do it all at once; do we wait until the new year to do water? Or do we do one side at a time since not a big cost savings to do both sides at once?
 - i. Want to do the water since we had donations for this
 - b. We will revisit this at the next meeting to see how funds are and make up a decision about when we do water

Communications

1. Bylaws - just need to vote it in at the next meeting
 - a. Jessie will resend for everyone to read over then we will vote it in
2. Send Marcia an email to see how things are going with invoicing; will she be back in time for October
 - a. Put correct PO box

Social - Laurie Brandon

Resident Input

1. Parking for boat ramp → we are continuing the rock around the edge and to the street, then filling in with dirt
 - a. Would it make sense to pave it or fill in with rock?
 - b. It's nice for kids to have the grass, but maybe we revisit the rock in the future

Any Other Matters

1. Front gate facelift - eager to hear ideas
 - a. Got some ideas from Meredith
 - b. Would be copper, then with time gets patina on it
 - c. Would need two at each gate, then a few extra for within the hood - probably need 7
 - d. Just do the plaques, would not update the pillars since that is costly
 - e. Get some design ideas and post on social media to get feedback from members too
 - f. We are serious about this, lets get design ideas going
 - g. Justin will see if he can get some volunteers for updating the plaques
2. Newsletter for the winter - usually goes out with membership drive for Jan 1st

- a. Newsletter - need to get some ideas to Laurie for Winter newsletter on print
 - i. Updating electric
 - ii. Christmas lights
 - iii. Working on updating water
 - iv. Thanks for contributions
 - v. Check the website for news and updates on logo
3. Payment option on directory advertisers - can pull this off, all has been paid
4. Keeping 'key only' option, will take this off for new year for new membership drive
5. No pressure for hose on boat ramp/fish cleaning station, difficult to clean the area without pressure
 - a. Justin thinks its restricted by nozzle
 - b. If we can update it would look nicer and could keep the area cleaner
 - c. Big concern is if it gets left on
 - d. We will think about this one - maybe look into something with auto shut off
 - i. Start to look at options and see what we find
 - ii. Larry will reach out to Austin
6. Painting the bench at the boat dock - Steve will get Barney to do this

Adjournment

Board Meeting Dates: Oct 28th @ 6:30pm - the last meeting of 2025