

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION
MINUTES OF THE ANNUAL MEETING
March 27, 2013

The meeting was held at the Ranch Club Sales Office, 7000 Natural Bridge Rd.
Marie Eddy, Manager called the meeting to order at 6:10 p.m.

Introductions-

Current board members: T. J. Devlieger, Robert Newburgh, Robert Edwards and Tom Slade.

Establish Quorum- There were 21 properties represented in person or by proxy and 49 were needed for a quorum. The current board will continue to serve and will appoint a replacement for the vacant position.

Financial Report & Approved Budget for 2013

The financial report for 2012 and the 2013 budget were presented and discussed. Items of discussion included the difference in the cost of landscaping compared to last year, which was due to erosion control and ROW costs, listing the amount of delinquent dues on the financial report and the collection process. The board would like to have a road reserve study done to determine the cost of replacing the roads and their life left to better budget reserves next year.

New Business-

Discussion included:

Concerns about lack of lighted sign at the Preserve.

Legal basis for increase/decrease in fees. The Board can adopt a budget and set the dues each year. The board will have a budget meeting later this year, prior to assigning the dues amount for 2014 and invite the members to attend and submit their opinions.

Interest in current /delinquent fees and all outstanding delinquencies on report. All delinquent accounts have been sent to the attorney's office for collection and liens have been filed against the properties.

Timing and notification of gate code changes-communication. The Board explained the decision regarding updating of the gate code for security reasons and will send a notification prior to issuing the change next time.

Meeting adjourned at 6:40p.m.

Post Meeting Note:

After the general meeting, the board met and appointed Mr. Bob McAnally unanimously to fill the vacant board position.