

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION
MINUTES OF THE ANNUAL MEETING
May 24, 2016

The meeting was held at the Woodville Community Center, 8000 Old Woodville Road. The meeting was called to order at 6:05 p.m.

Introductions- Current board members TJ Devlieger, Tom Slade and Janet Newburgh were introduced.

Establish Quorum- There were 26 properties represented in person or by proxy and 49 were needed for a quorum. The current board will continue to serve and volunteers for the two open seats were requested. Volunteers were also requested for the Architectural Control Committee.

Approved Budget for 2016- The Board looked at opportunities to earn interest on the reserve funds but wanted the ability to withdraw funds if needed so a series of CD's was decided on. Questions about the finance charges and legal fees were answered and the issue of reducing the dues was brought up. The Board solicited an estimate for the cost of repaving the roads which evaluated the condition of the asphalt and took into account interest earned on the reserve fund as well as inflation. There were also issues with the gate and erosion on the right of ways that will need to be repaired this year. The Board has done some repairs themselves and has tried to lower the operating costs but there are always maintenance items that need to be addressed. The collection process was discussed and a property owner questioned whether there was a disconnect between the cost of the lots and the dues amount but the Board has to base the assessment on the cost to maintain the property.

New Business- The location of the erosion areas was discussed and repairs that were done to another area for the same issue several years ago have held up so the Board is planning to repair the other areas in the same manner. The issue of construction vehicles, mail trucks and delivery trucks tearing up the roadways and ditches was discussed and there has been an issue with a contractor trespassing too. It was questioned whether the spring was posted as no trespassing and it was posted but the sign may have been torn down. Residents were asked to return their trash cans from the road and to also bag their garbage to prevent it flying out of the trash trucks. The status of the sales office was discussed and the developer approached the Association about purchasing it but the Board declined. Property owners were encouraged to sign up for the email group and the idea of a Facebook page was suggested. It would require someone to administer the page and Mrs. Doyle volunteered to start it. An update will be sent to the email group after the meeting.

Meeting adjourned at 6:54 p.m.