

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION
MINUTES OF THE ANNUAL MEETING
March 5, 2019

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

Establishment of Quorum- There were 26 properties represented in person or by proxy and 49 were needed for a quorum.

Introductions- Current board members Janet Newburgh, Bob McAnally, Thomas Slade, Eric Robinson and Ron Doyle were introduced along with the maintenance contractor Lance Hart and the association attorney Jeremy Anderson. Janet Newburgh was recognized for her service on the Board as well as the ARC and it was announced that she would be stepping down following the meeting.

Presentation of 2019 Budget: The 2019 budget was discussed.

Landscaping Report: New mulch was installed recently and the frequency of right of way mowing was increased from four to five for 2019. Other items discussed included ant treatment and plant replacement.

Maintenance Report: Bob McAnally was thanked for his work. The Board discussed doing a rebate for the 2018 surplus but after researching the idea with the attorney it was discovered that a rebate was prohibited by the Articles of Incorporation. The surplus was allocated towards asphalt repairs. It was suggested that the County take over responsibility for the roads and the Board agreed to look into the possibility. Residents were encouraged to report maintenance issues and ideas for improvements were solicited.

Road Fund Analysis Update: There was \$409,000 in the reserve fund and the Board planned to continue to fund the reserves at \$28,246 for 2019. There were 16 CD's that earned \$3,000 in interest for 2018.

New Business-

Architectural Review Committee: As a result of the discussion from the last meeting a committee was formed to investigate Covenant enforcement. The committee consulted with the attorney and drafted an enforcement process with a fining committee made up of non-Board members (or their immediate family members) to hear cases. The ARC developed new checklists for pre-review and post inspection so owners know what to expect. Discussion of the requirements and Covenant changes occurred and a suggestion was made to require a deposit for logging work due to damage caused to the right of way.

Gates and Security: Fewer issues with trespassing were reported but there were still some issues, particularly with contractors using their code to enter and hunt. The new gate system was good for investigating the issues and the Board was in contact with FWC about the illegal hunting. Residents were cautioned about harassing people hunting and a question about temporary gate codes for contractors was answered.

A question was raised about driveways and the ARC reported that they had been holding new construction to the requirements. It was noted that two phone numbers per property could be programmed into the gate system to allow remote access and a suggestion was made to have a video chat system for the gate. The process for rewriting the Covenants was discussed and volunteers were requested. The email list was highlighted and residents were encouraged to sign up.

Meeting adjourned at 7:14 p.m.