

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION  
MINUTES OF THE ANNUAL MEETING  
March 10, 2017

The meeting was held at the Woodville Community Center, 8000 Old Woodville Road. The meeting was called to order at 6:02 p.m.

Introductions- Current board members Janet Newburgh, Bob McAnally, Thomas Slade, Eric Williams and Ron Doyle were introduced. New residents were also asked to introduce themselves.

Establish Quorum- There were 28 properties represented in person or by proxy and 49 were needed for a quorum. The current board will continue to serve.

Approved Budget for 2017- The approved budget for 2017 was discussed along with the collection process for delinquent dues. Special projects for the upcoming year included mulch, erosion repairs on the roadways, road damage due to fire ants which the Board was looking at ways to spot treat, and missing or dead plants which the Board was looking into replacing with low maintenance plants. Residents were asked to report any items in need of maintenance or repair. Maintenance items done in 2016 were discussed and included repairing the lighting, restriping of the stop bars, replacement of the street signs and repairs to the gates. The Board was working on upgrading the gate system and adding cameras. The dues were kept at \$1,000 for 2017 and the Board will look at the budget before the end of the year and discuss the possibility of issuing a credit towards the 2018 dues. The road reserve study was updated and the expected cost of paving the roads went down. The Board also bought CD's with the reserve funds to earn some interest.

New Business- The wildfire that intruded into the area was discussed. The Board was working with the Forest Service to form a plan for doing a controlled burn of the common areas and lot owners were encouraged to reduce the fire hazard on their lots. Tree thinning was also mentioned as a helpful way to reduce the fire hazard in addition to removing dry material. The Board found an underground water tank that was useable by the fire department and the Woodville Fire Department checked the system and was out training on it. The Board was looking into installing additional tanks in the neighborhood and residents were encouraged to check with their insurance companies about rate reductions.

Other items discussed included the process for having a lot burned, alligators in the large pond and concerns about bears. Residents were advised to limit attractants by securing trash cans and washing them out periodically. The issue of a missed trash pickup was brought up but it was picked up the next day. Residents were recognized for their kindness during Hurricane Hermine and ways to share information were discussed including the Association website, the email list and the Facebook page. The old sales office was discussed and it was determined that an individual bought it after the Association declined to buy it. An announcement was made about a party for Robert Newburgh for his 95<sup>th</sup> birthday.

Meeting adjourned at 6:59 p.m.