

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION
MINUTES OF THE ANNUAL MEETING
April 30, 2015

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 TJ Devlieger, Tom Slade, Janet Newburgh, Bob McAnally, and Robert Edwards were introduced.

Establish Quorum- There were 16 properties represented in person or by proxy and 49 were needed for a quorum. The current board will continue to serve.

Approved Budget for 2015- The 2015 budget was discussed and questions were asked about several items. All entrances and sub-entrances will be mulched this year. The right of way mowing is done as needed and it was done three times last year but it may be needed four times this year if the rain continues. It includes weed eating the signs, culverts, hills, etc. A question about the washed out areas was asked and some areas were repaired last year while there are a couple major areas that need to be addressed this year. The Board is looking at different ideas for fixing the washed out areas and asked property owners to report areas if they see any. The legal fees are for collection of dues and enforcing noncompliance of the covenants. Liens have been placed on all properties delinquent for previous years and the collection process was discussed. There are currently five foreclosures and the bank is responsible for 12 months of back dues after they foreclose plus legal fees and finance charges. The Board is looking into using a collection agency to collect some of the long term delinquent accounts. There is currently \$272,516.51 set aside in the road reserve account and the Board expects to have to pave the roads in 10 years. The money can't be used except for road repairs and the Board will try to put \$35,000 in the account this year.

New Business- The issue of WastePro not closing the back of their trucks was brought up and residents were encouraged to call the County about the issue. The trucks (including delivery trucks) have been tearing up the circles too. It is past due for a gate code change and the Board will be implementing a contractor code too. The Board has started an email list and residents who want to be included were asked to email Mr. Slade or the management company. A property owner recommended Hillier Timber Services (509-4147) as a good contractor to thin the pine trees on owner's lots and it was noted that ACC approval is required prior to thinning as well as a County permit. Issues with the property owner behind the neighborhood trespassing were discussed and one property owner discovered a tree stand on his lot. The owner installed no trespassing signs and it was also noted the Covenants prohibit hunting.

The Board looked at the dues amount when preparing the budget and they felt the \$1,000 amount was justified based on the expected expenses. The Developer did a good job of leaving the Association in a good position with funds in the account and it was suggested to put the reserve money into an account that earns interest. A secure/insured CD was recommended and it was also recommended to split the amount into several CD's over several months. The Board will make sure that the accounts are capped at the FDIC insurance limit. The maintenance contractor Lance Hart answered questions and asked

property owners to contact him if they see any issues. Other items discussed included putting down insecticide along the roadways to kill ants or doing spot treatments, that the gates were painted and the entrances were pressure washed, and it was suggested to property owners that they do a cost benefit analysis for their house location due to the the driveway requirements.

Meeting adjourned at 7:07 p.m.