

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION  
MINUTES OF THE BOARD MEETING  
January 18, 2022

The meeting was held at the equestrian area on Saddle Rope Trail and by videoconference on Zoom. The meeting was called to order at 6:05 p.m. Board members Bob McAnally, Thomas Slade, John Pirtle and Paul Pagano were present.

Trespassing Update and Presentation by LCSO: Deputy Hernandez with the Leon County Sheriffs Office gave a presentation on trespassing. The statute dealing with trespassing was highlighted and it was noted the person must be made know that they are trespassing. Owners were advised not to confront trespassers and to report them to the non-emergency dispatch number (850-606-5800). Tips on preventing trespassing were given and included fencing the property, keeping gates closed, putting up signs and finally documenting the trespassing. Possible legal defenses to trespassing were listed including no warning being given, lack of intent and lack of notice. Questions were answered on liability for dangerous features, who can be on the property uninvited, signage requirements and response time for the area.

Approval of the minutes from the June 26 and September 25 Board meetings:

Motion to approve the minutes: Bob McAnally  
Second: Paul Pagano  
Vote: All in favor

Financial Report: The financials as of 12/31 were reviewed with expenses coming in below budget for the year. The account balances were listed and it was noted there were \$85,000 in delinquent dues. There were no large expenses expected but suggestions for improvements were requested.

Bylaw Revisions: The Board set out to review the Association governing documents and discovered the Bylaws were never officially adopted and items were missing so the attorney was asked to draft new Bylaws. The draft Bylaws were reviewed and several items were discussed. It was suggested that Homesite be defined and Article 4.1 was revised to require owners be no more than 90 days delinquent in order to vote. It was noted this would also change the number required for a quorum and a distinction was made between the quorum requirement and the requirements for changing the Covenants.

The staggered terms listed in Article 6.1 were discussed along with the nomination process in Article 6.3(b) and it was noted nominations would not be permitted from the floor. The importance of submitting the candidate information sheet was stressed and it was suggested if not enough candidate sheets are received then nominations be accepted from the floor.

Motion to approve the Bylaws as revised and send to the attorney for review: John Pirtle  
Second: Paul Pagano  
Vote: All in favor

Covenant Modifications: The Covenant amendment format was reviewed and it was noted the hunting and firearm regulations needed to be added. It was suggested a cover letter be included stressing the importance of sending in the voting form.

Other Business: The bridle trails were discussed and it was suggested a committee be established to explore establishing a trail system and present their finding at the annual meeting. Concerns were raised with the conservation easements on many of the common areas and restrictions on motorized vehicles on them.

Motion to establish a committee to explore establishing a trail system: Paul Pagano

Second: Bob McAnally

Vote: All in favor

It was noted the Articles of Incorporation have not been updated from the original documents. The high-speed internet paper was updated. Speeding issues and ways to address them were also discussed along with the issue of WastePro trucks leaking oil.

Meeting adjourned at 7:45 p.m.