

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION
MINUTES OF THE BOARD MEETING
June 28, 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 6:04 p.m. Board members Bob McAnally, Thomas Slade, T.J. DeVlieger and Paul Pagano were present.

Approval of the minutes from the January 18th, March 12th and April 25th meetings:

Motion to approve the minutes: Paul Pagano

Second: T.J. DeVlieger

Vote: All in favor

Financial Report: The financials as of 6/20 were reviewed with the association still in a good position for the year. The account balances were listed and it was noted there were 44 lots with delinquent dues owed. The collection process was also explained.

Old Plank Entrance Fountain: A summary of the due diligence done by the Board to research the issue with the entrance fountains and recommend replacement options was presented. The recommended quote was \$6,000 for a 3HP system which included a 5-year warranty. A question was raised on whether a filter for algae was included and a suggestion was also made to look at alternatives to using chemicals. John Pirtle also offered suggestions for chemicals.

Motion to approve the proposal for a 3HP system: Paul Pagano

Second: T.J. DeVlieger

Vote: All in favor

New Business: The Board noted the need to formally approve four variances previously approved by the ARC related to fence height. Questions on the locations and whether the fencing was temporary were answered and it was discussed how far back to look at revisiting previous variances.

Motion to approve the variances: Paul Pagano

Second: T.J. DeVlieger

Vote: All in favor

The process for approving expenses between meetings was explored and it was proposed a limit of \$5,000 be set that could be authorized by the President with a recommendation from another Board member. The average cost for repairs was discussed along with whether the limit would be per item or cumulative and it was noted the expenses would need to be budgeted items. Concerns that owners wouldn't know about expenses were raised and it was suggested a list be sent with the update emails.

Motion to allow the President to approve expenses up to \$5,000 that are budgeted items and the expenses cannot be separated into smaller items and all authorized expenses will be included in the next email update: Bob McAnally

Second: T.J. DeVlieger

Vote: All in favor

Other New Business: The events at the last meeting were discussed and a letter from an owner was read aloud.

The need to put in place a competitive bid process was discussed along with details including the number of bids, terms, etc. and it was noted FL Statutes required competitive bids for contracts over 10% of the annual budget. The only contract over that amount was the maintenance contract which had a 30-day cancellation clause and was competitively bid the last time it was changed. The process of reviewing companies, evaluating bids and starting to do research was explored and the idea of including a set yearly increase was debated. A suggestion was made to use the process for any expense over \$5,000 and it was clarified the process would apply to contracts but competitive bids would also be required for projects over \$5,000. John Pirtle volunteered to help with the bidding process.

Motion to approve a policy for contracts over 10% of the annual budget that they will be for two years with an annual renewal and expenses over \$5,000 will have at least two bids:

Bob McAnally

Second: T.J. DeVlieger

Vote: All in favor

The Road Reserve Fund was discussed and it was noted the CDs were not renewed due to the low interest rates but the Board was looking at reinvesting now that rates were increasing and recommendations for other options were requested.

Meeting adjourned at 7:09 p.m.

Background Paper on Tallahassee Ranch Club (TRC) Entrance Fountain Repair

- Both TRC entrances have ponds with fountains outside the gates.
 - Both ponds are manmade and fed by TRC wells. The pond at the Natural Bridge gate is supplemented by a natural spring that feeds into the pond.
 - The operation of the fountains and accompanying lighting is controlled by timers and they are operated during the day and into the early evening hours.
 - The configurations and equipment of the fountains at both gates is the same as initially installed by Florida Land and Lakes.
 - Components of the system include the pump and motor and a control box mounted outside the pond area near the pump timers
 - Systems at both gates have surge protection that we installed several years ago.
- The fountains are powered by a submerged 5 HP pump and 220v motor that are mated together to prevent water intrusion.
 - The paired motor-pump is connected to a floating fountain mechanism that is held in place by opposing cables that extend to opposite sides of each pond.
 - Water in both ponds is being regularly treated with chemicals to minimize the presence of algae.
 - Since the Homeowner's Association assumed its responsibilities the Natural Bridge Fountain has failed one time and the Old Plank fountain has failed two times.
 - Previous repairmen have said that the expected life of this type of pond/fountain system is six years, possibly a bit longer
- The current failure mode is that when the timer turns the system on, the pump-motor runs for perhaps a second or two and then pops the circuit breaker.
 - The first repairman we called fault isolated the problem to the electric motor.
 - The approach of this repairman was identical to that used in previous repairs, replace the entire system.
 - The quote provided by this first repairman totaled just under \$7200.00 with a 12-month warranty.
 - This consisted of about \$2400 for the motor, \$2000 for the pump. The other third of the costs included \$1500 installation with the rest for a control box, underwater splice kit and taxes.
 - In this quote, the contractor mates the pump and motor himself and installs it in the fountain.
- After the recent special board meeting, we solicited other companies that advertised the ability to repair these systems or to provide replacements for the affected components.

- We searched on line for replacement pumps and motors.
 - The replacement Franklin motor price on line was just under \$3000, or about 25% cheaper than our quote. The Franklin pump replacement prices ranged from \$1964-2100, which are consistent with the quoted price
 - We concluded that the current quote we received is a fair and reasonable for a complete replacement of the current system.
- We found two other possible sources who advertised the ability to repair our system
 - We also approached a well repair company, which works with similar submerged pumps and motors, albeit smaller. One declined to quote because he did not work on those systems, the other did not call back.
 - Of the two added sources, one did not return e-mails or calls. The third visited us the day after he was called and assessed our situation and provided us added information. He then went home and provided a quote the next day.
 - The information he provided included the following:
 - Most of these systems last about six years, with the best possible system life when algae growth is minimized.
 - The aeration of the water by the fountain also serves to reduce algae.
 - In this repairman's judgment, a 5HP system is larger than we need for this size pond and the fountain aesthetics we would like to achieve.
 - This repairman installs a complete system, already mated by the factory and will use our control box.
 - He offers a 2HP and 3HP systems for \$5000 and \$6000 respectively.
 - Both come with five-year warranties
- We recommend we proceed with the 3 HP option