

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION  
MINUTES OF THE SPECIAL BOARD MEETING  
November 10, 2022

The meeting was held by videoconference on Zoom. The meeting was called to order at 6:05 p.m. Board members Bob McAnally, Thomas Slade, T.J. DeVlieger and Paul were present.

Road Repairs: Two proposals for repairing damaged areas of the roads were presented. The roads are maintained by the association because the community is gated and it was noted the association has a capital fund for road resurfacing. The most common issue was cracking and deterioration of the road edges caused by ants and the repair process was explained. It was noted the ants are treated several times per year but treating the entire roadway was prohibited so only spot treatments were possible. The Board usually does a survey of the roads late in the year to identify damaged areas and it was explained that this was done at the end of the year so repairs can be completed before freezing temperatures which increase the rate of deterioration of the damaged areas. The last repairs were done in 2020 with 31 areas repaired and the proposals for this year included 51 areas.

Proposals were requested from three companies but only two returned estimates with the estimate from North Florida Asphalt at \$14,800 and the estimate from Jack Kelly Services at \$9,475. The budget for repairs was reviewed and it was determined only \$16,400 had been spent so far this year out of the \$30,000 budgeted so the repairs would be within the budget. A recommendation was made to go with Jack Kelly Services due to the lower price and existing relationship. A question was raised on the satisfaction with previous work done by Jack Kelly and the Board was happy with the work since none of the previously repaired areas have failed. It was also noted both companies offered a one year warranty on the work.

Motion to proceed with the proposal from Jack Kelly Services: Paul Pagano  
Second: T.J. DeVlieger  
Vote: All in favor

It was noted the work would be scheduled the following week.

Meeting adjourned at 6:22 p.m.