

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION
MINUTES OF THE ANNUAL MEETING
March 18, 2023

The meeting was held at the Andrea Wallenbeck Equestrian Area on Saddle Rope Trail and by videoconference on Zoom. The meeting was called to order at 2:04 p.m. Board members Bob McAnally, Thomas Slade, T.J. DeVlieger, Paul Pagano and Natalie Parrish were present.

Establish Quorum: There were 33 owners represented in person, by Zoom and by proxy while 32 were needed for a quorum.

Competitive Contract Review and Results: A competitive bid process was implemented at the last meeting and the request for proposals was sent out. Espositos was not able to accommodate the property and AllPro met for a site visit but did not submit a proposal or respond. The proposal from Hart Lawn Care remained the same as the previous contract at \$42,000 annual price for Lawn Service, \$20,000 annual price for Right of Way Mowing, and \$8,000 annual price for Mulching.

Motion to approve the proposal from Hart Lawn Care: Paul Pagano
Second: T.J. DeVlieger
Vote: All in favor

2023 Budget Final Approval:
Motion to approve the budget as presented: Paul Pagano
Second: T.J. DeVlieger
Vote: All in favor

Committee Updates: Bob McAnally gave an update on the construction activity with 52 houses completed and 11 under construction.

Old Business: The road fund investments were reviewed with the current CD's being held listed. It was noted that funds would be moved to the road fund before billing the dues and it was proposed to keep the current balance of CD's and invest in 1-2 year treasury notes. Tanya DeVlieger provided information on alternate investment options including treasury notes since the rates on CD's were not keeping up with inflation. It was noted there was no risk if held to maturity and it was also recommended to ladder the investments. The steps for the ladder were discussed with 6 month increments suggested and it was also noted there was \$194,000 in the operating account that would remain liquid. Possible large expenses were reviewed with the main items being a major sinkhole or major hurricane damage.

Motion to invest up to the total of the road fund incrementally through the end of the year in treasury notes with short term CDs as an alternative: Natalie Parrish
Second: T.J. DeVlieger, Vote: All in favor

The Nextdoor page was discussed and it was noted the association was not able to manage the page right now due to the limited number of residents and staffing issues with Nextdoor. The issues of needing an actual address and getting posts from surrounding areas were also raised so alternatives were being explored.

A policy for the security camera footage was presented that would allow access from authorized devices by the association management or an officer selected by the Board in response to a written request from an owner, law enforcement or the association's insurance carrier. The difference between a rule and the Covenants and other governing documents was explained and it was noted a rule couldn't conflict with the Covenants.

Motion to approve the security camera footage policy: Paul Pagano
Second: Natalie Parrish, Vote: All in favor

New Business: Questions were answered on how to share the Facebook page and whether Starlink was still the best internet option. Owners in attendance noted Starlink was not perfect but was still the best option and a mesh system was suggested to extend range.

The playground was in need of mulch to maintain the required 6" depth around the equipment. Pricing from Lowes was \$870 and a work day was suggested to spread it.

Motion to approve the purchase of mulch for the playground: T.J. DeVlieger
Second: Paul Pagano, Vote: All in favor

An owner reported bear activity on Hidden Horse Way and provided information from FWC. An owner raised issues with contractors not using dumpsters and leaving unattended fires on the property, owners were advised to report any issues with construction.

Election of Members to the Board of Directors: The ballots were tabulated and the results of the vote were announced with Paul Pagano and Natalie Parrish reelected for two-year terms.

A question was raised on the election of officers and it was noted a Board meeting would be held following the annual meeting to elect officers.

Meeting adjourned at 3:12 p.m.

A Board meeting was held following the Annual Meeting and was called to order at 3:24pm. Board members Bob McAnally, Thomas Slade, T.J. DeVlieger, Paul Pagano and Natalie Parrish were present.

Motion to keep the officer positions the same: Bob McAnally
Second: Natalie Parrish, Vote: All in favor

Meeting adjourned at 3:25pm.