

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION
MINUTES OF THE SPECIAL BOARD MEETING
April 1, 2024

The meeting was held at the management office and by videoconference on Zoom. The meeting was called to order at 4:47 p.m. Board members Bob McAnally, Thomas Slade, T.J. DeVlieger and Paul Pagano were present. The meeting was noticed with signs posted at the entrances and an email sent to owners.

Pine Beetle Issue: The owner of the lot with a pine beetle infestation did not address the issue within the timeline provided in the letter and no response was received. An estimate was presented to remove the affected trees and a buffer area for \$4,000. It was noted the issue was caused by a wild pest and it was not the responsibility of the Board to remedy but the scope of the infestation had the potential to affect property values and could spread to other properties or the common areas.

Owners commented that it was important for the association to protect the property values and prevent the beetles from spreading. It was noted there had been cases of pine beetles since the inception of the neighborhood and there was no guarantee that removing the trees would stop the spread or address the issue.

Motion to approve spending \$4,000 to remove the trees and go forward with collection of the cost from the owner: Bob McAnally

Second: Paul Pagano

Vote: All in favor

Pond Fountain Repair & Replacement: The Natural Bridge fountain had calcium buildup that was causing it to not spray as high and it was noted the fountain was 16 years old. Two quotes for replacing it were presented, one for \$11,704 from Lake Doctors which included running new wire and one for \$7,000 from Vanguard Water Creations. The two quotes were further discussed with it noted both fountains would be identical, a lightning strike damaged the Old Plank fountain, Lake Doctors used to do chemical treatments of the fountains but it was cancelled due to the cost, and the company that installed the Old Plank fountain was no longer in business. The warranty from Vanguard was 5 years while Lake Doctors offered a 3 year warranty. Owners commented that they had worked with Lake Doctors and they were reliable, it made sense to go with the same company for both fountains especially with a longer warranty and it was questioned why the rewiring portion of one quote was necessary.

Motion to accept the proposal from Vanguard Water Creations for \$7,000: T.J. DeVlieger

Second: Paul Pagano

Vote: All in favor

Owner Comment: The Board was thanked for their work.

Meeting adjourned at 5:25 p.m.