

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION
MINUTES OF THE BOARD MEETING
June 25, 2024

The meeting was held at the equestrian area on Saddle Rope Trail and by videoconference on Zoom. The meeting was called to order at 6:03 p.m. Board members Bob McAnally, Thomas Slade, T.J. DeVlieger and Natalie Parrish (on Zoom) were present.

Officer Jimmy McQuigg with the Florida Forest Service was introduced and presented information on pine beetles including explaining how they spread, indications of their presence and ways to treat them. The different types of pine beetles were discussed along with how they spread and it was suggested to use ariel photography to identify areas to inspect further.

Approval of the minutes from the 1/30, 3/23 Special, 3/23 & 4/1 Board meetings:

Motion to approve the minutes: T.J. DeVlieger

Second: Bob McAnally

Vote: All in favor

Financial Report: The balance sheet was reviewed and the expenses were listed including replacement of the entrance camera system DVR and two cameras.

Road Fund Investments: It was discussed how to invest moving forward and a suggestion was made to continue to establish a ladder with investments of 18-24 month terms and 4.75-5.25 yields. Advice on other possible investments was requested from owners.

Motion to seek the best reinvestments for 18-24 month deposits: Bob McAnally

Second: Natalie Parrish

Vote: All in favor

Pine Beetles: An update on the status of the lot with a large infestation was given with the affected trees removed and no new signs of further spread spotted. A proposal to use a drone to record video footage of the common areas to identify brown areas at a cost of \$25/hour was discussed and owner input was requested. Suggestions were made to do the whole neighborhood, get a time estimate and/or do a smaller area to see the video quality. Concerns were raised on spending association funds to survey owner's property and it was noted a drone pilot lived in the neighborhood. It was suggested that available ariel photography be checked and Paul Fogt volunteered to look at the common areas in the next 3 months and review at the next meeting with other owners also willing to help. Concerns with the beetles spreading to other areas were discussed and owners were advised to address the pine beetles if any were found on their lot.

Owner Participation Policy: Changes to the policy suggested by John Pirtle were reviewed including changing lot to property, HOA to POA and clarifying that the association could stream the meetings on Zoom. The purpose of requiring advance notice was questioned and the best wording to allow streaming of the meetings was debated. The changes were tabled for review by the attorney.

Covenant Restriction Self-Inspection: The letter sent in February asking owners to be in compliance with the restrictions was reviewed and it was noted the next step was to move forward with individual violation notices.

Other Business: Issues with speeding were discussed with it noted Leon County Sherrif's Office (LCSO) would allow the association to hire off duty officers to issue speeding tickets if rule changes were implemented or warnings could be issued in the meantime. The cost was \$45/hour with a three-hour minimum. Other options including speed bumps, speed reading signs or doing nothing were also discussed and it was questioned who would get the money from the speeding tickets. It was suggested to start with communication first to get voluntary compliance and certain times were also noted as being the worst.

It was decided to go back to LCSO and find out what needs to be done to issue tickets, get pricing for speed reading signs, and send out notice in the meantime that the association will be taking action.

The ARC approval/closeout checklists were discussed and it was suggested the \$400 review fee be used to hire a contractor or architect to complete the inspections. Out of 159 lots total 59 had homes completed with an additional 7 under construction.

Dead trees at a sub entrance sign were noted and John Pugh offered to remove them. Recent changes to FL Statutes were discussed including requirements for additional information to be listed on the website and continuing education requirements for Board members. A question was raised on an extra street light fee being assessed from Talquin Electric.

Meeting adjourned at 7:20 p.m.