

TALLAHASSEE RANCH CLUB PROPERTY OWNERS ASSOCIATION
MINUTES OF THE BOARD MEETING
October 15, 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 6:00 p.m. Board members Bob McAnally, Thomas Slade, T.J. DeVlieger, Paul Pagano (on Zoom) and Natalie Parrish (on Zoom) were present.

Approval of the minutes from the 6/25 Board meeting:

Motion to approve the minutes: T.J. DeVlieger

Second: Bob McAnally

Vote: All in favor

Financial Report: The financial reports were reviewed and the expenses were listed including landscaping at the Saddle Rope Trail sub-entrance and cleaning the fences at the sub-entrances and equestrian area. It was explained how the areas to clean were determined with just the areas visible done. An update was also given on the status of construction with 159 total lots, 59 completed homes and seven under construction.

Road Fund Investments: The investment options were reviewed and it was discussed how to reinvest the two treasuries maturing in November. It was suggested they be reinvested for the same term with a 4-5% rate and it was also noted the reserve account still held \$115,000 that could be invested to earn additional interest. It was discussed how to invest the remaining funds but it was also questioned whether some funds needed to be kept available for repairs.

Motion to roll over the treasuries for the best rate available and invest \$100,000 of the Capital City Bank reserve account funds in a 3-year investment with a 3.8% rate: Thomas Slade

Second: T.J. DeVlieger

Vote: All in favor

Pine Beetles: T.J. DeVlieger and Paul Fogt walked the common areas and did not find any significant damage from pine beetles. Three or four trees with old damage were noted but nothing new was found.

Owner Participation Policy: The attorney reviewed the suggested changes and revised the wording on items 5 & 7 to clarify those items.

Motion to accept the revised owner participation policy: Natalie Parrish

Second: Bob McAnally

Vote: All in favor

Covenant Restriction Self-Inspection: The letter sent in February was noted that informed owners of the Covenant restrictions. The difficulty of changing the Covenants was discussed along with an explanation of past efforts to get amendments approved by the required number of owners. It was suggested the attorney be asked if the number needed for an amendment could be changed.

Speed Enforcement: An email was sent to owners about the speeding issues but the use of law enforcement to issue tickets was not approved yet. Ways to address the speeding issues were discussed including speed reading signs and it was noted the signs would be a fixed expense.

The cost for law enforcement was \$45/hour with a 3-hour minimum and it was discussed how/when to schedule enforcement. Issues with contractors and FedEx speeding as well as trash from contractors and contractors using the owners code to get access outside the construction hours were raised. It was suggested to start with the speed-reading signs and then have law enforcement write warnings.

Motion to purchase two signs to see if they make any impact: Bob McAnally

Second: Paul Pagano

Vote: All in favor

FL Statute Changes: New requirements in FL Statutes were explained including an association website with owner's portal, Board member education, and limitations on enforcement of items that are not visible from the street/common areas, non-commercial personal vehicles, and parking restrictions. The requirement to file a Beneficial Ownership Information report was also discussed.

Other Business: The extra charges from Talquin on owners' bills were discussed with a \$40 system access charge and a \$2 subdivision lighting charge noted on everyone's bills. The boardwalk was closed for repairs due to rotten support boards. It was suggested to look at using synthetic materials that would not rot in the future.

Variance Request F27 Accessory Structure Location: A variance request was submitted for the location of the accessory structure being located further forward than the rear of the home. The owner explained there was a flood zone behind the home and they were under the assumption the builder would submit the new location so it was overlooked to resubmit the revised location before it was built. It was clarified that the current structure could not be moved it would have to be rebuilt and the owner stated it could not be built in the flood zone. The need to be able to defend the variance in court in the future, if granted, was stressed and future enforcement issues were also noted similar to other past items. It was suggested the information be presented to the attorney for an opinion and it was questioned why there was a variance process if variances would not be entertained. A suggestion was made to issue a fine for the violation and move forward. The owner was asked to have an engineer determine if the structure could be built elsewhere on the property to provide evidence of justification for the variance.

Variance Request F29 Culvert: A variance request was submitted to not install a driveway culvert due to the driveway location being at the high point of the road so water would not flow through it. The owner submitted surveys of the road and property showing the elevations and it was discussed whether the driveway will have to be built up or if it would be at the grade of the ditch, whether that was the high point or whether water would pool in the ditch, and whether the culvert would be buried in the ground if it required. It was requested the owner have an engineer certify that it was not needed and would not affect other properties if it was not installed.

Other items discussed included possible signs of poaching that were noted so owners were encouraged to be aware and having a fall or spring festival.

Meeting adjourned at 7:53 p.m.