

TALL TREE POA BOARD MEETING
January 9th, 2024

Tall Tree Board of Directors met in Regular Session, January 9th, 2024, at 5:30 p.m. in the Tall Tree Clubhouse located at 60 Cypress Creek Dr.

Call to Order: Vice President Leslie Neves called the Tall Tree Board of Directors Regular Session meeting to order at 5:30 p.m.

Introduction of Guests: David & Marla Sutherland, Steve & Sue Zempke, Jill & Rob McGee, John Bothwell, Craig Roberts, Morgan Anderson, Ed Claypool, Patrick & Siri Ahearne, Jeannie Dearing, Michele Boulware, Bella & Dorothy Szepesi, Van Mills, & Sue Orwosky.

Special Guest: Dana Reeves & Lucas Rolf Project Manager, FCWD

Roll Call of Officers: Vice President Leslie Neves, Treasurer Richard Dearing, Secretary Angela Robinski, Sean Finegan, Rory Cherry, & Michael Tuscano. President Ed Parrish, Janet McGinn were absent. Vice President Leslie Neves had President Ed Parrish proxy.

ACC Committee Members: Chris Glenz and Dominic Crescimanno were present.

Property Manager Jessica Swatsell, Office Assistant Hannah McCraw were also present.

Approval of December 2023 Minutes: Richard Dearing moved to approve December minutes; Sean Finegan seconded the motion. Unanimously approved.

Property Owner Open Forum:

Overlook Park - Discussions & Questions with the Franklin County Water District: Shared Fence Cost, Dust/Trash Control

Officer Reports: Treasurer Report: Treasurer Richard Dearing reported the Financials in the meeting. As of December 31, 2023; the C.D.'s of \$136,510.16; Savings accounts of \$61,522.59; Checking Account of \$75,321.28; and Petty cash of \$169.00; totaling \$273,523.03. November 30th Bank Balance was \$ 106,469.23; plus, income of \$18,881.82; less expenses of \$50,033.45; outstanding checks of \$0; New Uncleared Deposits and Credits of \$0; and Uncleared Balance of \$0; brought the December 31st, 2023, Statement Balance to \$75,321.28. The Cash Flow balance for the month of December landed at (31,147.95). Our Income is 100.71% of our recommended budget for 2023.

ACC Report: ACC Committee Member: Chris Glenz reported the ACC Permit Fee Income for December 2023 to be \$1,000 with a total of 3 permits.

Committee and Other Reports: No other Reports at this time.

Variance Committee:

Old Business:

Boat Ramps
Dumpster Cleanup Campaign for the East / North
Road Maintenance / Repairs\

New Business:

Road Repairs Re-Discussed

Variance Deadline Discussion
New Budget
Flock Safety Cancellation

Board Approved the Following:

Settlement N3-071
Cancellation of the Flock Safety System

No Complaints

No Roundtable Discussions

6:20 PM Adjourned Rory Cherry/ Richard Dearing

After January 9th Board Meeting, Board Members met & developed a proposed 2024 Budget. Discussions & concerns are open for the POA until March 1st, 2024, in which the 2024 Budget will then be implemented.