

TALL TREE POA BOARD MEETING
February 13, 2024

Tall Tree Board of Directors met in Regular Session, February 13, 2024 at 5:30 p.m. in the Tall Tree Clubhouse located at 60 Cypress Creek Dr.

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

Moment of Silence in Remembrance

Introduction of Guests: Ruth Greene, Robert and Jill McGee, Tom and Donna Dorman, Dave Sutherland, Steve and Sue Zempke, Ed Claypool.

New Board Members: Michael Tuscano motioned to approve appointed new Board Members, John Bothwell & T Steele to serve in the vacant positions. Richard Dearing seconded. Unanimously approved.

Roll Call of Officers: Vice-President Michael Tuscano, Treasurer Richard Dearing, Secretary T Steele, Sean Finegan and John Bothwell were present. It was established that a quorum was present.

ACC Committee Members: Chris Glenz

Property Manager Jessica Swatsell and Office Assistant Haley English were also present.

Approval of January 2024 Minutes: Richard Dearing moved to approve the January Minutes; Sean Finegan seconded the motion. Unanimously approved.

Property Owner Open Forum: No discussion

Committee & Other Reports:

Officer Reports:

Treasurer Report: Treasurer Richard Dearing reported the financials in the meeting. As of January 31st 2024, the C.D.'s of \$136,510.16; savings accounts of \$61,527.82; checking account of \$185,180.47 and petty cash of \$108.00 for a total of \$383,326.45. December 31st bank balance was \$75,321.28 plus income of \$127,681.98 in January, less expenses of \$18,981.56, which brought the January 31st 2024, statement balance to \$75,321.28. The cash flow was \$108,706.49 for the month of January.

ACC Report: ACC Committee Member Chris Glenz reported ACC permit fee income for January was \$987.00 for a total of 6 permits issued.

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

New Business:

HOA/POA Rule Changes- John Bothwell motioned and T Steele seconded to adopt updated fine policy.

Boats ramp bids were shown; agreed to continue researching options.

The settlement request was denied for Ferninand De Guia (1-5-2). Tuscano motioned to have the property owners pay \$216.00 every 6 months for consideration of forgiving the balance. T Steele seconded.

Budget in process; still under discussion.

Main entry sign: John Bothwell motioned to approve the \$1,300.00 for metal letters for the new sign. Sean Finegan seconded.

Main entry gate: researching repair or new system, Sean Finegan taking the lead on repair/install crews.

Old Business:

Road repairs rediscussed

Variance deadline discussion

New budget settlement- Tom Smith N3-071

Flock safety - cancellation

No complaints.

No roundtable discussions

6:06 PM adjourned (Michael Tuscano)

Signed by the Board Secretary

T Steele