

Ranchero Village HOA Members Meeting

June 11, 2026, 6:30pm at the Hacienda Clubhouse

1. Call Meeting to Order / Pledge of Allegiance: Norm did Pledge
2. Roll call: Norman Runkles ✓ Carolyn Johnson - Absent; Doug Rafters (Via Teams), Sydney Runkles ✓
3. **Do we have a Quorum ? NO** Attendance 28 Paid members 11 nonmembers.
4. Notice of Meeting Posted: 05/25/26 (could not post at Lakehouse due to Construction)
5. Need a motion from the floor to Waive the reading prior meeting minutes from 04/09/2026
 - Motion: Bruce Corsey
 - Second: Rich Hula
 - All in favor : Majority
 - Opposed: None
 - Motion Passed

6. Reports from Officers:

A. President, Norman Runkles:

New Prospectus (Dated Nov 2025) was provided by Legacy to Board ,asked us to post on website. ONLY applies to NEW residents moving in Does contain a Flood Disclosure , crime free addendum and updated pet agreement.

ANY QUESTIONS CONCERNING THIS WILL BE TAKEN AT END OF MEETING

B. Treasurer, Carolyn Johnson: Presented by Norm

- a) Presenting monthly and YTD financials.

C. Secretary, Sydney Jacobs-Runkles:

I am taking over doing minutes and email blasts. Thank you.

I am updating membership list and will be making a list for fall renewal cycle.

6. Report from Committees:

A. Building, Safety and Security: Norm

See something : Say something – Snowbirds are back north – Call Largo PD if needed. They are patrolling.

B. Capital Improvement Norm

Weekly meetings with Legacy continue. Work is progressing. Can see things happening around the Village.

C. Communications Carolyn (presented by Sydney)

RV-hoa.com is our website where you can find all things Ranchero. Meeting Minutes; Sunshine Reports; New Resident packet. Information about Board Links to the Monthly Bulletin.

D. Membership and Welcome Sydney

172 paid members as of 05/23/26 – Got a list of 19 New homeowners since 01/2026, New revised packets made and some have been delivered.

Nancy said Legacy is going to host a Resident Pool party on June 26th (She's been in contact with Cathy Hula) – More details to follow.

E. Transportation Sydney

- There are three upcoming shows at the Suncoast dinner theater that we would like to know if you are interested in attending. Email us at rvhoaboard@hotmail.com with which shows you would like to attend.

All listed below are matinee performances.

A deposit of \$35.00, plus a \$5.00 fee per person as a tip to the bus driver is required. Final payment is required 45 days prior to the event date to secure your seat.

1. Pretty Woman – Saturday, October 10th- **14 seats reserved** – We will be renting a 15 passenger Van from a local Rental agency – Norm will drive.
2. Christmas Carol – Thursday, December 3rd 2026 **24 seats reserved (12 available)**
3. Aint to Proud (Temptations) – Saturday, February 20, 2027, **36 seats reserved (2 available)**

F. Finance Carolyn

7. Unfinished Business:

Action Items from HOA meeting on April 9, 2026 meeting:

- When will demolitions be completed ?
As of today , 31 homes plus print shop that had been fenced for demolition ; **ALL 31 homes plus print shop have been removed. Last one (219) was finished today.** Were told still a few more in process of getting approved to be demolished.
- Cleanliness of Buses: Investigating alternative companies and transportation to events.
- Washer and Dryers: They WILL be installed; Legacy and Vendor are in communication and contract discussions. No further details are currently available.

Norman:

8. New Business:

- **Vote on adoption of the Revised By-laws for changes voted on in October 2025.**

We have incorporated the changes that were voted in during the October 2025 Members Meeting.

- Article V Section 2
- Article VI Section 2,
- Article VII Section 4,
- Article X Section 3.

Other changes:

- Many typographical errors were corrected.
- Changes were made for uniformity as to the term "By-Laws". In some areas of the document, it was shown as "by laws" and others "by-laws". Every instance has been changed to By-Laws.
- Made some changes to page breaks to keep topics together on the same page.
- Updated the cover sheet with the new HOA graphic image, year of the edition, and the "last updated" date.
- Updated the signature page(s) with the names of the current President and Secretary.
- Updated the table of contents, which was incorrect.

- **Need Quorum of ___34_ to be able to hold vote. _____ Quorum ___ No ___ X ___**
- **Proxy Voting available (Two proxies received prior to meeting)**
- **Lot 334 Bruce Jenkins – votes yes to adopt**
- **Lot 206 Cheryl Marshall – votes yes to adopt**

Vote Will be Tabled till next meeting that we have a Quorum .

- **Date for December Election (No Meeting Just Election) ___Saturday Dec 5th at 0930 _____**
- **Need to create two committees – Election and Bylaw**
- **Election Committee** – have open seats to fill – Committee will take nominations/ vet Candidates and handle voting process .Needs to be created by Oct meeting, Candidates vetted and announced to members at Nov meeting for Voting on Dec 5th
- **Bylaw Committee** – At least 4 -6 people (do not have to be an HOA member) – need to review and make some changes to several sections . Would like to start as soon as possible.

Volunteers :

Q & A:

Lot#	Name	Question
749	Sue Peck	1. When are washer and dryers coming 2. Will there be an air pump installed at any clubhouse 3. Prospectus- typos noted – is Legacy aware
2167	Rich and Cathy Hula	1. When will Legacy trim “their trees” 2. Curtains – Missing a Panel – Yes and being shipped
443	Bruce Corsey	How/Why is Quorum figured ? – 20% if Membership is greater than 150 (per bylaws)
852	Gene Harris	1.VFW Memorial – Has more bricks to add. 2. Seat Cushions at Shuffleboard being fixed ?
2189	Karen Ray	1. Towing signs 2. Who should be trimming around the lakes ?
431	Randy Johnson	1. Pass thur tax based on what number (946) or only lots with homes? 2. Have a project get it approved by office (been very accommodating) – Statement
2079	Tammy Blackwell	1. Ad Valorum tax – questions ? pass thru ? limits? 2. What does legacy consider park perimeter ? 3. 3. Responsible for trees?

607	Linda Wells	New prospectus allows “subletting” is that different than “renting”
1025	Julia West	New prospectus – page 2 – Lot numbers and sizes – None from 100-1300 are listed – Is legacy aware
908	Roberta Norris	4. Can you install pavers for extra parking 5. Can anyone “sublet/rent “ now ? Thought was limited to shareholders
175	Glenda Green	Will large Water Machine be replaced? – No – Water fountains with “bottle fill” will be installed at clubhouses.
223	Donna Sullivan	Is parking allowed on vacant lots ? – NO
732	Pricilla Woodward	1.Can anyone “sublet/rent “ now ? Thought was limited to shareholders 2. Allowed to still move once and keep lower rent ?
326	Lila Matson	RV is polling place; Will Corral be open for August Primary ?

Next Meeting : Thursday August 20th, 2026, 630pm

9. Adjournment:

The meeting was adjourned at: 2000

Sydney Jacobs-Runkles 06/16/2026

Secretary, Sydney Jacobs-Runkles

Date

Answered during meeting.