

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on December 9, 2003 in the meeting room of the Havana Library, Havana, Florida.

PRESENT: Kimsey Helms, Jean Wood, John Staron, Don Magruder, Linda Ortiz, Billy Cabanas and Tommy Baker, Board members, Debbie Robinson, Secretary to the Board of Directors. See attached list of others in attendance.

ABSENT: None

The meeting called to order at 7:05 pm by President Kimsey Helms

Meeting being recorded by Association Secretary.

Approval of Agenda:

MOTION BY TOMMY BAKER, SECONDED BY JOHN STARON, THAT THE AGENDA BE APPROVED AS IS. MOTION CARRIED.

Approval/Corrections of November 2003 Minutes:

MOTION BY JEAN WOOD, SECONDED BY TOMMY BAKER, THAT THE MINUTES BE APPROVED AS CORRECTED. MOTION CARRIED.

Treasurer's Report: Tommy Baker reported that income for November was \$10,220.50, expenses of \$7,449.73, checking account balance is \$41,703.99 and sinking fund balance is \$145,909.00. The largest expenses were for the property taxes and the purchase a copy/fax machine for the association.

MOTION BY JOHN STARON, SECONDED BY DON MAGRUDER, THAT THE TREASURER'S REPORT BE APPROVED AS READ. MOTION CARRIED.

Correspondence/Phone Calls:

1. Kimsey Helms received a call from Bill Findley who will be closing on a Mason Drive property next week. Mr. Findley indicated that his realtor told him Mason Drive is to be paved in 2004. Kimsey told him that was not the case.
2. Kimsey Helms received a phone call from Jan at Stewart Title Co. and passed the call on to the Secretary Debbie Robinson.
3. A letter to Wade Kelly with Kelly Lawn Care to inform him of our intent to stay with our current lawn care contractor.
4. Received earlier today, a letter from Mr. & Mrs. Turner asking about a street sign for Magnolia Court.
5. Jean Wood received a call from Mike Soprano expressing his concern for the residents during the scare tactics and/or shooting of the cormorants.
6. Jean Wood received a call from Julie Ironwolf to report a staggering raccoon. Jean told Julie to call the Sheriff's Department. Members are cautioned to be on the lookout for injured animals or animals acting strange which may be diseased.

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Billy took this time to explain the procedures in place to control the cormorants. Most of the noise comes from discouraging the cormorants to land and feed and not actually shooting of the birds.

BOARD REPORTS***Legal:*** Don Magruder:

Don and Linda Ritchie have been working together to solve the issue of Quail Court. Quail Court was not deeded over to THA and remains property of Tallavana Properties. Linda is working on contacting the two remaining board members of Tallavana Properties so that Quail Court will be deeded to THA for access to the properties on Quail Court and Enchanted Forest.

The tree-trimming contractor for Talquin has asked for a place to leave the trucks at night during their time in Tallavana. It was discussed that they may park between the dam and the road to the pavilion.

At the recommendation of Attorney Harnett, Don drafted a notice to the lot owners on Mason Drive informing and reminding them that all owners and future owners of property in the Mason Drive section are legally prohibited from providing access across their lots to any egress out of the Mason area. The memo was then read for the board's approval.

MOTION BY BILLY CABANAS, SECONDED BY TOMMY BAKER, THAT THE MEMO BE APPROVED AS READ.

Don will ask our attorney if the letters need to be sent Certified/Signature Returned.

Connelly case – Don will set up a meeting with Attorney Maloney to bring the board up to date on this case and will make a report next meeting.

Lincicome case –Nothing new to report at this time.

One of the Tallavana properties, Lot 14, Block D, is shown being owned by Killearn Properties. Killearn Properties however, denies ownership but cannot produce a deed that indicates sale of this lot to another party. If there was a property transfer, there is no deed on record. Whoever the owners are, the dues are very delinquent. This brought up a request from Jean Wood for a copy for each board member of the past due accounts. This will be furnished at the end of the 4th quarter receipts.

Lake Management: Reported by Billy Cabanas

There was a carp removal on November 16th. Approximately 750 carp were removed. Tommy Baker made contact for carp to be taken away once they were harvested. A second carp removal is scheduled for December 15th. Billy recommended that carp removal be scheduled again for March and April during their spawning season.

D-8 project update – Part of the delay with DEP is a difference in what we were told we could do by one person but the project manager said otherwise. At his own expense, Helge Swanson has revised our drawings to bring our project within the DEP guidelines. It is hoped that by late January we will have DEP approval. Should that be the case, then the D-8 project could begin the first part of March. Time of project should last 2-3 weeks. Although our

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schedule is behind, we are still well within the budget. Helge has not been billing THA for his total time involved.

Helge has also done some preliminary work for the next project getting it lined up for permitting and bidding out the work. Member Skip Sheffield suggested that Helge have prepared a short report to be read at the annual meeting on the past and future plans for our lake.

Lake Watch – Pat Powell: No report, team will be going out December 20th.

Security: Tommy Baker

Both security officers worked 20 hours each for November. There was no news of recent vandalism in the restrooms or any where else.

Tommy has contacted BellSouth and our new gate number is reserved. Notice of the new number will be sent on the quarterly statements to go out mid January as well as at the annual meeting. Gate phone number will be changed the Monday following our annual meeting. Tommy stressed that this number is not to be given out to everyone. We should treat it the same as the security code for our home security systems.

Gate: Previous gate problems prompted the replacement of a motor on the exit gate and digital timers were installed.

Roads, Grounds & Dam: Kimsey Helms and John Staron

John reported that currently the fencing along the easement on the Lincicome property is on hold. Also, the playground equipment is on hold subject to budget approval. Funds for new playground equipment are in the 2004 recommended budget.

Kimsey met with an engineer from DEC Engineering to discuss the deterioration of our culverts and what would be the best way to approach this problem. Kimsey handed out proposals for design only and asked the board to study them. Discussions were tabled until board members were given time to go over the proposals.

Kimsey obtained a list from Gadsden County that prioritized the paving of the dirt roads. Mason Drive was found to be #32 out of a total of 45 dirt roads. A road crew that is preparing to pave River View Road, across from Mason Drive, has told Mason Drive residents differently. The crew said they were going to do Mason Drive next. When Mason Drive is to be paved is still unclear.

Kimsey reported that the dirt roads have new material added and have been grated.

Member Relations: Reported by Linda Ortiz

The December 5th Holiday Party was lightly attended, as the weather had turned quite cold. Those that did attend had a good time.

Linda received compliments from the board and membership on the newsletter that was sent out.

Linda reported that the THA website had 248 visits during November.

Linda suggested that when the members are addressing the board that they should identify themselves since not everyone may know whom the speaker is.

ESQ: Reported by Bob Harrer – No Report.

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COMMITTEE REPORTS

ACC: Reported by Mike Mapstone

December 2nd meeting held, one item was rejected:

1. Rejection of the submission from Brian & Cherie Russi for their house at 415 Honeysuckle Drive for lack of siding color and conflicting site plans for house.

MOTION BY TOMMY BAKER, SECONDED DON MAGRUDER, THAT THE RECOMMENDATION/REJECTION BY THE ACC BE APPROVED. MOTION CARRIED.

It was also mentioned that the permit for the Russi's and all building sites must be posted so to be seen from the road.

There was nothing to report about Beckwiths, Harrells, and Shields. There has been no response to the letters sent reminding them of their ACC violations.

Mike presented a proposed ACC Building Permit. This permit is to be posted with the county building permit to show ACC approval for the building activity on that site. The board recommended some changes before approving. Mike will bring an amended version to the next meeting.

Mike still has not yet taken the pictures from the approximate same angle of the Emory Morris home to determine if and/or how many trees have been removed. Mike said he would have this done before the January meeting. Mike said the additions that Emory has built are within the footprints, with ACC approval after the fact. The only outstanding ACC issue is the trees. Emory does have the okay to build a garage but has not started one yet.

Jean brought up the need to discuss a change in our by-laws to consider fines for ACC violations that are not brought into compliance within a given time frame. This is an item that will be taken to our attorney for consideration.

Welcome Committee: Reported by Carolyn Palmquist – No report.

Lake Tallavana Community Enhancement Committee: Reported by Roxann Dunn- No report.

Budget Review Committee: Reported by Don McEwen

Don introduce the committee and the mentioned some of the experience they brought to the Budget Review Committee. Members of the committee are: Don McEwen, Diane Sheffield, Mike Mapstone, Lance Ortiz, Debbie Robinson, Skip Sheffield, Donna Johnson and Roxann Dunn.

Last year we raised the assessment to restore the lake. So far we are on target and the planned projects still look doable. The budget has been projected for the next 10 years with the current projects in place. Don highlighted some of the changes in the budget such as a fair compensation for the number of hours the secretary/bookkeeper position consumes, the resurfacing of a section of Tallavana Trail, costs for engineering and planning for future pavilion work, again planning on \$20,000 for legal in 2004, and the playground equipment. These expenditures are in the budget without increasing the assessment to the members and still continuing with the restoration of the lake.

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Member Roxann Dunn asked if the secretary/bookkeeper position is contractual with the answer being yes. Social security and Medicare are not being paid by THA in behalf of that person nor are there any other benefits.

The next budget committee meeting is December 17th. The board is invited to attend to help clarify some of the questions the committee had during the 2004 budget process.

Nominating Committee: Reported by Tom Hanson (Not present, e-mail report read)

Last night, 12/8/03, a nominating meeting was called and there were only 3 in attendance, Tom Hanson, Christina Gordon and Matt Puckett. Due to the fact that we did not have a forum to discuss a chairperson, I guess I am still chairperson and will continue to proceed with the process.

Those in attendance agreed that each would actively pursue candidates for nomination and the ballot at the annual meeting in January. Hopefully the process will be completed before the next board meeting in January. There are 3 vacancies to fill: 2 three year and one 2 year position

Linda Ortiz wishes to run again.

Billy Cabanas wishes not to run again.

John Staron wishes not to run again.

OLD BUSINESS

1. Annual Meeting – Set for January 24th, 10:00a.m. at Tallavana Christian School gymnasium. Linda Ortiz will contact the Social Committee for refreshments.
2. Linda Ritchie – Enchanted Forest: Asked the board if they objected that her attorney prepare the deed for Quail Court and for the easement for the buffers on the parameter of Enchanted Forest. There was no objection from the board.

NEW BUSINESS

No new business.

With no further business, at 9:15 pm, the meeting was adjourned.

Respectfully submitted,

Debra Robinson,
Secretary to the Board

/dr