

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on February 15, 2005 in the meeting room behind the Havana Fire Station, Havana, Florida. Meeting was held the 3rd Tuesday instead of the 2nd Tuesday of the month due to scheduling conflicts for a meeting room.

PRESENT: Jean Wood, Mike Mapstone, Tom Scott, Mike Jefferis, Joe Smyth and Kimsey Helms, Board members, Debbie Robinson, Corporate Secretary. See attached list of others in attendance.

ABSENT: Don Magruder

The meeting called to order at 7:06 pm by President Jean Wood.

Corporate Secretary is recording the meeting for the purpose of accurate minutes.

The newly elected board members were introduced as well as the remaining board members and the Corporate Officers were noted: Jean Wood, President; Mike Mapstone, Vice-President; Tom Scott, Secretary; Mike Jefferis, Treasurer. The remaining board members are Directors: Don Magruder, Director 1; Kimsey Helms, Director 2; Joe Smyth, Director 3.

Linda Ortiz, Lake Tallavana Web Master addressed the new board to remind them to use their official e-mail addresses instead of personal e-mail addresses and offered to help set up the e-mail on their personal computers. Linda also reminded that newsletter articles are due today, February 15th.

Approval of Agenda:

Jean Wood added Welcome Committee as item #1 under Committee Reports shifting ACC to #2 and #2 to #3. Jean also added #3 ACC Recommendations under New Business.

MOTION BY KIMSEY HELMS TO APPROVE THE AGENDA AS AMENDED. SECONDED BY TOM SCOTT. MOTION CARRIED.

Approval/Corrections of January 2005 Minutes:

MOTION BY TOM SCOTT THAT THE MINUTES BE APPROVED AS CORRECTED. SECONDED BY JOE SMYTH. MOTION CARRIED. (Corrections consisted of grammatical errors and/or clarification.)

Treasurer's Report: Mike Jefferis reported the total deposit for January was \$3,675.00, expenses of \$5,034.01, checking account balance is \$27,381.59, and the balance in the sinking fund is \$194,421.16. There were no large expenditures for January.

MOTION BY JOE SMYTH THAT THE TREASURER'S REPORT BE APPROVED AS READ. SECONDED BY KIMSEY HELMS. MOTION CARRIED.

Correspondence/Phone Calls:

1. Tom Scott received several phone calls regarding questions on shoreline restoration.
2. Corporate Secretary, Debbie Robinson, had a call on her answering machine that was received while she was out of town. The call was from Richard Connelly asking that the gate be opened for his open house from 2-4 that day. The message was received less than 2 hours prior to the open house. Mr. Connelly did reach Bill Oswald at 2:00 who then opened the gate.
3. Jean Wood also received several phone calls regarding questions on shoreline restoration.

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BOARD REPORTS

Member Relations: Mike Mapstone

The web site received 669 visits in January with a typical visit lasting for 2.63 minutes and the longest visit lasting for 275 minutes.

Legal: Mike Jefferis (Don Magruder, absent)

A. Lincicome case – There is an agreement in the works on the easement case.

B. Connelly case –The Association has dismissed Attorney Robert Maloney, and will be confirming a new contract with Attorney Ken Abele.

MOTION BY TOM SCOTT TO ACCEPT MR. KEN ABELE AS ATTORNEY TO REPLACE ROBERT MALONEY. SECONDED BY KIMSEY HELMS. MOTION CARRIED.

A retainer of \$2,500 will be sent with the retainer contract on Wednesday, February 16th.

C. Progress Energy – Progress Energy contacted Don Magruder to inform the association that in April, there will be tree trimming along the power easements. Notices will be in the newsletter and posted on the web site to alert the membership of the upcoming work.

D. Rules to implement new provisions of Articles of Incorporation – There was discussion regarding the rules that needed to be established following the adoption of the two new provisions of the Articles of Incorporation. The provisions placed in the Articles are not expected to be read as much as Rules and Regulations, thus requiring a better notification to the membership. The board discussed the rules at this February meeting but not to be adopted until at least the March meeting.

The board discussed the amount of days to consider delinquency, the rate of percent for the interest to be charged and the late fee. It was decided that there should be a revision of the wording and discussion of the revision to continue at the March meeting.

E. Resolution-2005 Fiscal Year Budget & Association Dues – A resolution was presented to affirm the adoption of the 2005 Annual Budget and establish that the 2005 dues remain at \$600 per year, per member. The Board considered and adopted the 2005 Budget and Annual Dues at the January 11, 2005 regular meeting and presented the 2005 Budget and Annual Dues to the membership at the January 29, 2005 Annual meeting.

MOTION BY TOM SCOTT THAT THE BOARD ADOPTS THE RESOLUTION CONCERNING THE 2005 FISCAL YEAR BUDGET AND ASSOCIATION DUES. SECONDED BY KIMSEY HELMS. MOTION CARRIED. (Resolution signed by President Carol Jean Wood and Secretary Thomas Scott and attached to February 2005 Approved Minutes)

Lake Management: Reported by Jean Wood & Tom Scott

Cormorant Control: At the January meeting, the board moved that cormorant control will protect the lake on a daily basis and not to exempt the weekends. Leonard Whatley has once again volunteered to work the cormorant control. Bobby Boatright is also helping with the patrol. Leonard and Bobby reported to the board that there are fewer cormorants and there are definitely less that are roosting at the north end. Leonard goes out at dusk to disrupt the cormorants roosting and every evening there are fewer than the prior evening.

Lake Management had a meeting on Saturday, February 12th with the homeowners that live along

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the lake for the purpose of shoreline restoration. Our lake consultant, Sean McGlynn, was in attendance. Over 50 homeowners attended the meeting with the majority interested in wanting something done to restore their shoreline along their personal property. Starting on February 26th, there will be site evaluations with each homeowner that has expressed interest in shoreline restoration. Saturday's meeting was to inform the members of their options and to answer their questions. The site evaluations will be to determine the individual needs and desires as well as have an engineered drawing of the property and the shoreline. The engineered drawing of each property is required in order to be included on the DEP permit that is being applied for by the Association. The DEP permit is good for 3 years so not all work has to be done at once but any homeowner wanting to do work along their shoreline will have to be covered by a DEP permit, either the one the Association retains or the homeowner will have to apply on their own.

There was discussion concerning the natural level of the lake and would lowering the lake to the level that had been when it was originally built help with the erosion problems. The Board was in agreement that an evaluation by an expert would have to be made before they would decide anything about where the natural lake level should be. The carp are more of a problem that the lake level in the shoreline erosion. Joe Smyth volunteered to speak with Billy Kemp to find out all the legal means to remove the carp. Our current method is to shock and remove.

Lake Watch – Pat Powell: Pat reported that she will attempt to line up a boat and volunteers for lake watch this Saturday, February 19th.

Security: Joe Smyth

It was reported that Scott Ivey worked 20 hours for the Association and 20 hours on duty in the month of January. Scott performed 75 house checks and 12 vehicle stops. Billy Kemp worked 6 hours in January.

Gate: No problems with the gate other than short notices for the gate to be open for events, in particular, open houses.

Roads, Grounds & Dam: Kimsey Helms and Tom Scott

Kimsey reported that installation of the new drain field is complete. The Health Department allowed a more simple design than what was previously thought which was a cost savings to the membership. The next project is to protect the drain field from vehicles driving over it or parking on it. The beautification committee will consider the options but in the meantime, the drain field area is roped off.

Marc Cocke will be working to decrease the drop off along the edges of the newly paved portion of Tallavana Trail. Fill has been brought in and Marc will be distributing the fill in the places where the shoulder is considerably lower than the pavement.

a. There has been discussion to have a sign at the entrance to Magnolia Court that the Association does not maintain the road. The developer, Mr. Heidenreich, has not finished the drainage work that was requested in 2004 and the Association will not accept the road until then. The sign is to alert the lot owners on Magnolia Court. The sign is yet to be made.

b. Update on new street signs – Mark Palmquist is still investigating methods and materials. There needs to be an assessment of how many signs are needed and will have a list by the middle of March. Once we have a number of how many street signs need to be made, Mark will be able to cost out materials.

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COMMITTEE REPORTS

Welcome Committee: Reported by Carolyn Palmquist

Carolyn has resigned as chairperson of the Welcome Committee. The committee itself is very viable with 9-10 members. A volunteer has come forward to co-chair the committee but they are still looking for another co-chair. Jean and the Board thanked Carolyn for all her hard work as chairperson.

ACC: Reported by Mike Mapstone

ACC meeting held on January 31st, following item was recommended by ACC for board approval:

- a. Brewster Banks, Lot F-2, Tallavana Trail, submittal for 1,500 square foot house with optional sunroom, hardiboard siding, all colors in accordance with ACC regulations. Placement of house to respect all buffer zones, driveway already exists and does not encroach upon buffers and will be covered with limestone and graded so as to direct water to roadside swell.

MOTION BY KIMSEY HELMS THAT THE SUBMITTAL TO THE ACC BE APPROVED AS RECOMMENDED. SECONDED BY TOM SCOTT. MOTION CARRIED.

- b. Mike reported that Diane Sheffield has ordered the signs for homeowner projects that have ACC approval. Signs will be posted so that they will be seen from the road and any one passing by can see that the project has been approved by the ACC.

Details of ACC recommendations on file.

Policy Committee: Reported by Joe Smyth

Over many years there have been several policies that have been adopted. Joe, with a committee, is getting lots of background information and doing research with the goal to have clear and concise rules, regulations and covenants. This is not an attempt to make any changes other than what is needed to clarify what is already written. Mark Palmquist offered to assist with the committee.

OLD BUSINESS

1. Policy for opening of security gate – Kimsey made a draft proposal of a security gate opening policy which he distributed to the Board. There was discussion concerning the number of hours the gate should be opened for private events and if the party requesting the gate opening should hire a security guard to operate the gate during their function. The Board's first and main concern is for all the members of the community and the security we rely on when the gate is closed. When a member requests that the gate be opened for their private party, the whole community is opened up. The discussion continued on the subject of a security guard being hired by the person or realtor who is requesting the gate be opened. Joe Smyth said that he would discuss this idea with Billy and Scott for their input. The Association would not be hiring the security for the private event, but the person holding the event. Kimsey will continue to work on the draft policy proposal.

Also, there was discussion about gate repairs and minimizing the amount of time the gate is open while waiting for new parts to arrive. Bill Oswald said that he does not order parts unless he has the authority from a board member. He has a few spare parts on hand but not expensive parts. He orders those as needed. To expedite the arrival of parts for gate repair, and since the board has already approved the budget that includes funds for gate repair, it was decided to give Bill the authority to order gate parts as needed to repair the gate and get it operational with minimal delay.

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MOTION BY JOE SMYTH TO GIVE BILL OSWALD THE AUTHORITY TO ORDER GATE PARTS WITHOUT PRIOR NOTICE TO A BOARD MEMBER TO EXPEDITE THE REPAIRS TO THE GATE. SECONDED BY TOM SCOTT. MOTION CARRIED.

NEW BUSINESS

1. Acquisition of Deer Pass – Deer Pass has not been accepted by the Association and is still held by the developer. Don Magruder will work with Attorney Jack Harnett to see if we can get a Quit Claim Deed as we did for Quail Court.

2. Donation to Tallavana Christian School for use of gym for Annual Meeting. Last year we donated \$100.00.

MOTION BY TOM SCOTT THAT WE CONTRIBUTE \$100 TO TALLAVANA CHRISTIAN SCHOOL FOR THE USE OF THEIR GYM FOR OUR ANNUAL MEETING. SECONDED BY KIMSEY HELMS. MOTION CARRIED.

3. ACC Recommendation – President Jean Wood reported that members going off the ACC are Kimsey Helms and James Lamm. Homeowners recommended to the ACC are Marlene Porter and Andrena Knicely. The remaining members for the ACC are Pat Powell, Alyce Parmer, Virginia Everett, Mike Mapstone and Diane Sheffield. Jean has asked that the committee decide the chairman.

With no further business, at 9:21 pm, Joe Smyth moved to adjourn, Mike Mapstone seconded.

Respectfully submitted,

Debra Robinson,
Corporate Secretary

/dr