

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on July 08, 2003 in the meeting room of the Havana Fire Station, Havana, Florida.

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

ABSENT: Don Magruder

Kimsey called the meeting to order at 7:05 pm.

Meeting being recorded by Association Secretary and D. Connelly, homeowner.

Approval of Agenda:

MOTION BY TOMMY BAKER, SECONDED BY BILLY CABANAS, THAT THE AGENDA BE APPROVED AS IS. MOTION CARRIED.

Approval/Corrections of May 2003 Minutes:

MOTION BY JOHN STARON, SECONDED BY JEAN WOOD, THAT THE MINUTES BE APPROVED AS CORRECTED. MOTION CARRIED.

Correspondence/Phone Calls:

1. Phone calls, letters, & e-mails were received expressing thanks and appreciation for the July 4th activities including the dinner and the outstanding fireworks display.
2. Copy of a letter sent to Bob Harrer, ESO, from Mark Palmquist resigning his position as Security Supervisor with the ESO.
3. Phone call from the new Havana Library suggesting that we meet at the firehouse since the chairs for the meeting room did not arrive in time for our board meeting.
4. Certified letter from the Connelly's requesting copies of all the correspondence that had been received as a result of the letter sent to the membership explaining the ACC violations.
5. E-mail from Jill and Bill Westendick in regards to the vegetation along their lakefront.
6. Correspondence concerning Section 303D – Deadline July 18th, letter to be passed on to Helge and the Lake Committee for consideration.

Treasurer's Report: Tommy Baker reported that income for June was \$16,249.48, expenses of \$5,578.05, checking account balance is \$23,421.01 and sinking fund balance is \$144,881.42. The largest expenses were for the payment to the lake consultant and for mowing.

MOTION BY JEAN WOOD, SECONDED BY BILLY CABANAS, THAT THE TREASURER'S REPORT BE APPROVED AS READ. MOTION CARRIED.

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BOARD REPORTS

Legal: Don Magruder (Absent), Kimsey read report forward by Don.

New Homes Development – Magnolia Court: A report was received from Mr. Rob Maloney, Attorney, drafted by Hargraves Engineering on “Roadway Construction Testing Results for Magnolia Court”. (Copy of report in permanent files). Jim Heidenreich, developer of Magnolia Court, wishes to deed over to THA the land under the newly paved road and the abutting ditches and swales since THA is to assume future maintenance of the road. (Complete copy of Don’s report in permanent files)

Lincicome case – June 20th, Don attended a deposition hearing. At the request of both attorneys, Don drafted a resolution identifying Mrs. Diane Sheffield as an official witness of the THA Board of Directors for purposes of deposition and trial. Dates are being arranged for mediation prior to trial.

MOTION BY JEAN WOOD, SECONDED BY TOMMY BAKER, THAT IT BE RECOMMENDED THAT DIANE SHEFFIELD BE THE REPRESENTATIVE FOR THE TALLAVANA HOMEOWNER’S ASSOCIATION BOARD OF DIRCTORS FOR PURPOSES OF DEPOSITION AND TRIAL IN THE LINCICOME CASE. MOTION CARRIED.

Connelly case –Mr. Maloney indicated that a hearing on a Motion to Dismiss would be held on July 23, 2003 at 2:00 p.m. before Judge Crusoe. He also indicated that Celeste Adorno would no longer be representing the Connellys. Their new attorney is Al Penson.

Lake Management: Reported by Billy Cabanas and Jean Wood

Billy Cabanas reported the outcome of a meeting with Helge held early today. Helge will proceed with applying to the DEP for our permit for the 3 berm design. He will also review a presentation for the South end of the lake. Billy also gave Helge the authorization to go forward for grant seeking for the D8 ponds and the lake.

The contractor still has a few items on the punch list including paving the road where the heavy equipment disturbed the pavement. We are still retaining \$1,000.00 until all work is complete.

After discussion, Jean and Billy determined that shocking was still the best way to deal with the carp and recommended that a carp fishing tournament not take place.

Responding to Westendick’s e-mail, Jean went to assess the situation. The Westendicks had expressed concern about the reeds and vegetation as well as the stagnant water along their lakefront. At the time Jean had arrived at the property, the vegetation was beginning to die out and will continue to do so. Kimsey suggested that by feeding the fish, that would also cut down some of the vegetation.

Pat Powell reported on the Lake Watch. Committee went out two weeks ago. The lake looks better than the last report due to sun and rain. The visibility was at 2 ½ feet, an improvement over the 1-foot at last report.

Security: Reported by Tommy Baker

No report on the hours worked by security. Since Scott was busy on July 4th, THA member & sheriff’s deputy, Eddie Beville, agreed to work 4 hours. There were no reported incidents on July 4th.

Gate: There was a problem with low hydraulic fluid causing an outage at the gate but was repaired quickly by Bill Oswald. It has been reported that there is a problem with the phone, which will be looked into.

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Roads, Grounds & Dam: Reported by Kimsey Helms & John Staron

Kimsey received an e-mail concerning the washing of the road at the Beville's driveway at 30 Honeysuckle Dr. Heavy rainfalls have created a ditch right at the driveway. Kimsey will coordinate with Marc to have the ditch filled.

Concerning Magnolia Court, Kimsey has received a copy of Hargraves Engineering report. However, he is still seeing erosion problems and the pipes running underneath the road are stuffed with clay. Kimsey will stay with this situation until satisfied.

Kimsey reported that Marc is on a 2-week schedule for mowing and will repair the dirt roads with scrapping and added materials as he can get to them.

John reported on the sign at Mason Drive. It would cost \$450 for a new light fixture or \$200 to restore the sign as is. Once the light is repaired, there remains a problem with visibility due to the trees. John suggested talking with the property owner, Jeff Butler, to see if the greenery can be removed from in front of the sign. The other possibility is to move the sign to a more open area.

On June 21 there was a workday to replace the roofing on the main entrance sign and on the gatehouse. Volunteers worked all of Saturday to remove the old shingles and got a start on the new shingles. The gatehouse was finished on Sunday; the sign should be finished within two weeks.

There was discussion on the replacement of the existing playground equipment. Current playground equipment is more than 20 years old and in need of repair. The ground around the play set is filled with sand presenting a health & safety threat due to animals, either using the sand or approaching the young children. John presented a proposal for a 5' chain link fence, and 2 alternatives for the equipment. The first alternative is to duplicate the existing structure with wood materials and new accessories. This alternative would give use for approximately 15 years. The second alternative is to purchase and install a new system that would minimize the cost yet serve a larger age range. This proposed system has two components. The first component is a galvanized steel tripod with 6 swings (two swings could be replaced with gymnastic rings and a trapeze bar at an additional cost), with a cost of \$1,100. (Uninstalled) The second component is a playhouse structure with a cost of \$6,450.00. (Uninstalled) Shipping is extra.

MOTION BY BILLY CABANAS, SECONDED BY JEAN WOOD, THAT THE BOARD AUTHORIZE THE PURCHASE OF THE FIRST COMPONENT TO REPLACE THE SWINGS AND BE INSTALLED BY VOLUNTEERS BUT NOT TO AUTHORIZE THE PURCHASE OF THE SECOND COMPONENT. PRESIDENT HELMS ADDED THAT ONLY IF IT IS LEGAL FOR VOLUNTEERS TO INSTALL THE SWINGSET SHOULD WE GO AHEAD WITH THIS. MOTION CARRIED.

John will work on a long-range plan for the placement of the equipment and will not go ahead with the purchase until the board approves plans.

Member Relations: Reported by Linda Ortiz

On June 16, the Newsletter & Website committee met. Look for a surprise in the next newsletter. Deadline for articles is Aug. 15th. Articles for the newsletter can be submitted via the website.

Sunday, Sept. 07, has been set for the Volunteer Appreciation Ice Cream Social to start at 3:00pm at the pavilion. The board will be present to serve.

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MOTION BY LINDA ORTIZ, SECONDED BY TOMMY BAKER TO AMEND THE MOTION MADE IN JUNE CONCERNING THE ICE CREAM SOCIAL TO INCLUDE A LIGHT MEAL OF HOT DOGS. MOTION CARRIED.

ESQ: Reported by Bob Harrer - Absent

COMMITTEE REPORTS

ACC: Reported by Mike Mapstone

July 7th meeting held, two items approved:

1. 3016 sq ft home with two-car garage, attached by breezeway, lot 12 Mason Way.
2. 30'x24' metal carport, color to match house, 4148 Tallavana Trail.

MOTION BY BILLY CABANAS, SECONDED BY TOMMY BAKER, THAT THE RECOMMENDATIONS BY THE ACC BE APPROVED. MOTION CARRIED.

The ACC presented an Action For the Board: It was reported to the ACC that there is a concrete block structure being built within the lakeside 30' buffer and there are two unapproved gazebos on the property at 2659 Tallavana Trail. A letter was sent to the homeowner, Emory Morris, on June 23rd, received June 24th, instructing him to cease construction and make application for these structures. There has not been a response as of today, July 8th. Copy of letter has been submitted to the secretary for the record.

The ACC reported that Tom Hanson has resigned leaving the second opening on the committee. The committee has selected two new members from the 2001 & 2002 volunteer lists.

MOTION BY JEAN WOOD, SECONDED BY BILLY CABANAS, THAT THE TWO ACC COMMITTEE PERSONS SELECTED BE TEMPORARY UNTIL THE BOARD HAS MADE A DECISION ON THE PROPOSED TERM/SELECTION POLICY. MOTION CARRIED.

A letter is to be sent to the two new ACC people that their positions are interim due to the committee term limits that are being proposed in new policy.

Detail report submitted to secretary for the record.

Welcome Committee: Reported by Carolyn Palmquist – Not present – No report

Pavilion Committee: No report

OLD BUSINESS

1. Consideration of Board Policy on Committee Term Limits – deferred.
2. Consideration of Board Policy on Trailers, etc, - deferred.

MOTION BY JEAN WOOD, SECONDED BY TOMMY BAKER TO DEFER THE DISCUSSIONS AND VOTING ON ITEMS 1 & 2 UNTIL THE LEGAL BOARD MEMBER IS PRESENT. MOTION CARRIED.

MOTION BY LINDA ORTIZ, SECONDED BY JEAN WOOD, THAT THE DISCUSSION CONCERNING THE 3 ACC ITEMS (BECKWITH, SHIELDS & HARRELL) BE ADDED TO THE AUGUST AGENDA AS OLD BUSINESS. MOTION CARRIED.

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NEW BUSINESS

It was discussed that a letter of appreciation be sent to Don Jones for his hard work on making our July 4th fireworks display a huge success.

MOTION BY BILLY CABANAS, SECONDED BY TOMMY BAKER, THAT A GIFT CERTIFICATE FROM NICHOLSONS FARM HOUSE, NOT TO EXCEED \$75.00, BE SENT TO DON JONES AS A TOKEN OF OUR APPRECIATION FOR THE SUPERB FIREWORKS DISPLAY. MOTION CARRIED.

The Board also expressed a big Thank You to the Social Committee for a great July 4th event.

With no further business, at 9:00 pm, Tommy Baker moved to adjourn, Billy Cabanas seconded.

August meeting to be held at the new library in Havana.

Respectfully submitted,

Debra Robinson,
Assistant Secretary to the Board

/dr