

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on Tuesday, June 11th, at the meeting room of the Havana Library, Havana, FL.

PRESENT: Linda Ritchie, Earl Mills, Rob Combs, Bobby Boatright, Neil McDonald and Marla Griffin, Board members, Debbie Robinson, Corporate Secretary. See attached list of others in attendance. Larry Jones arrived at 7:40p.m.

ABSENT:

The meeting was called to order at 7:07 pm by President, Linda Ritchie.

Corporate Secretary is recording the meeting for the purpose of accurate minutes. No one else is recording.

Approval of Agenda:

Bobby Boatright asked to revise the "Lake License Discussion" to "Community and Lake Security and Law Enforcement".

BOBBY BOATRIGHT MOVED TO APPROVE THE AGENDA AS REVISED. ROB COMBS SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Discussion on Community and Lake Security and Law Enforcement:

Invited guests: From FWC – Matt Bell, Billy Kemp and Mike Fish (Shon Brower was not able to attend) From Gadsden County Sheriff's Dept. – Scott Ivey.

Issues: More trespassers on the lake, some using boats with gas motors attached (not using the motor but it is mounted on the boat), increase of non-residents on the lake and THA roads, lack of compliance from THA members regarding decals on boats and autos and the abuse of readily offering the gate number to non-residents. There are more people around the pavilion area where destruction or theft of THA common property has become an issue. In an effort to enforce our lake regulations, some Board members have faced confrontational non-residents.

At the May 11th Board meeting, a proposal was presented to discontinue the private pond fishing license. The motion ended in a tie and died. The Board agreed to continue discussion at the June meeting and between meetings, welcome comments from the members regarding the proposal. The reason behind pulling the "blanket" fishing license was to give the FWC Officers specific reasons for approaching anyone fishing by asking for their personal fishing license.

Some attending members were against pulling the "blanket" license as they would then bear the expense of personal fishing licenses for visiting family members. In some cases, the cost would be considerable. Two of the three attending FWC officers were in favor of discontinuing the private pond license. The third officer said that by approaching people in a friendly manner, he was able to obtain the identification of the person and determine if they were trespassing.

Discussion continued on the pros and cons of a private lake license. Also discussed was the number of THA members unwilling to comply with the auto decals. The decals are proof of residency in Lake Tallavana, but some members refuse to comply and then become confrontational when questioned if they are Tallavana members. One of the FWC Officers related stories that while working the gate, he was cursed at; some members were reckless in their approach to the gate, and others extremely irate when asked for proof of residency.

Officer Scott Ivey suggested one solution would be to educate the membership. Scott said he found most of the "trespassers" he has approached were actually family members of THA residents. He also said the true trespassers leave and has not found them to be repeat offenders.

Debbie mentioned that she and Cheryl Roberts have submitted articles in the newsletter in an attempt to educate the membership on the importance of the auto decals as part of Emergency Planning.

Bobby Boatright suggested a larger sign at the boat ramp informing guests that the Tallavana homeowner is to accompany them on the lake. Another suggestion was to man the gate 24/7. Manning the gate would require volunteers and/or paid staff; something the Association could not afford. There were other ideas for better signage at the gate and boat ramp.

The current private fish pond license does not expire until August so discussion will continue and a decision will be made at the July Board meeting.

Approval/Corrections of May 2010 Minutes:

Clarification/correction.

EARL MILLS MOVED TO APPROVE THE MINUTES AS CORRECTED. LARRY JONES SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Treasurer's Report: Bobby Boatright reported the total deposit for May was \$9,070.00, routine operating expenses of \$9,476.99, no major project expenses, checking account balance is \$901.57, Money Market balance is \$46,676.76 and the balance in CDs/Savings is \$94,736.65.

Larger expenditures included \$1,400 for fish survey & carp shocking, \$1,136 for legal fees and \$1,325 was refunded from the fireworks fund.

IT WAS THE CONSENSUS OF THE BOARD TO ACCEPT THE TREASURER'S REPORT.

Correspondence/Phone Calls:

1. Linda Ritchie received a call from Member Dick Jones regarding the possibility of dredging his cove near the north end of the lake. Linda invited Mr. Jones to the Budget meeting for further discussion. From the Budget meeting it was learned that dredging is cost prohibitive and not in the current 10-year model.
2. Linda received an email from Alice Durphy regarding the speed limit in Tallavana. Alice quoted the statutes covering public roads and the determination of set speed limits. Linda responded that private roads in Associations fall under the statutes governing homeowner associations and therefore, could post and enforce the 25 mph on Tallavana roads.
3. Another email was received about walkers not getting off the roads.
4. Linda received responses from a few members asking that the blanket fishing license continues to cover the lake.
5. Larry Jones reported a conversation he had with some "visitors" at the gate who said they received the gate number from a realtor. There was discussion that it may be time to change the gate number but no decision was reached.
6. Marla Griffin received a phone call from a member living near the pavilion who reported a suspicious person coming to her door asking to use a garden hose. Marla immediately drove to the area to check it out and found Scott Ivey already investigating the report. There was no one to be found in the area of the member's home or the pavilion.

BOARD REPORTS

Legal: Linda Ritchie

a. Heidenreich – Pine Top Court: Linda reported that Ken Abele has yet to draft the agreement between Tallavana Homeowners' Association and Jim Heidenreich. There remains the issue of roads ownership which needs to be resolved. Linda asked for an approval for a deed search for the roads as we are paying taxes on the roads but there is no deed to show the Association as owner. There is an

agreement in place where the roads were turned over to the Association but no recorded deed.

EARL MILLS MADE A MOTION TO APPROVE THE DEED SEARCH FOR A COST NOT TO EXCEED \$350. MARLA GRIFFIN SECONDED THE MOTION. THOSE IN FAVOR: NEIL MCDONALD, BOBBY BOATRIGHT, EARL MILLS, ROB COMBS AND MARLA GRIFFIN. OPPOSED: LARRY JONES. MOTION CARRIED.

b. Legal Committee report: Jim Poss, Chairperson: Committee did not meet since the last Board Meeting. There is nothing to report.

Member Relations: Marla Griffin

The website had 1,448 visits in May.

Marla had a meeting with the Welcome Committee. The committee will visit local merchants to collect information, maybe gifts or handouts, for the Welcome packets. Liz Aperauch is asking THA members for notices to promote their services or business. The notices will also be placed in the Welcome packets.

Lake Management: Bobby Boatright & Rob Combs

a. Carp Management – Neil reported no shocking to report but there are plans to go out on Thursday. Neil was reminded that in compliance with our shocking permit, a notice must be posted on the days the lake is shocked. Debbie offered to post the notices on both bulletin boards when informed of the days the shock boat is to be used.

b. Aquatic Weed update – Bobby reported that there is lots of elephant ears, the pennywort is weaker with some floating patches and the alligator weed is blossoming. Bob Rousseau is tentatively scheduled to spray for the invasive aquatic weeds on June 22nd. A notice will be posted on the website and bulletin board for lake side members to call Bobby regarding their desire for weed control along their shoreline.

Lake Watch – Pat Powell: Pat took a water sample and ran it through the filter. There appears to be a serious algae bloom. Diane took samples and gave to Sean for analysis. Sean said that it will take awhile for the algae to go away but it is not toxic or dangerous.

Diane Sheffield gave an update on the beneficial aquatic plant project stating that our cost was based on tagging along with a project on St. George Island. The planting on St. George was cancelled due to the oil spill, which in turn, created a new scenario for Lake Tallavana. Now we need to check on the cost of plants being delivered and planted by the members.

Security & Gate: Rob Combs

Scott Ivey worked 20 hours for the Association in May and 16 hours on duty. He conducted 75 house checks and 6 traffic stops. No report from Mike Fish.

There has been an ongoing problem with someone or several people bogging through the wet areas in the pavilion area. The boggers have left deep ruts, tearing up the grass. One of the parties was finally caught and his parents contacted by security. The youth's father has been in contact with Bobby and insured Bobby that the ruts would be taken care of.

It is noted that not all the ruts were left by one vehicle. There appears to be 4-wheel off-road tracks as well. The area will be under continued watch for any other vehicles.

Roads, Grounds & Dam: Earl Mills (from his written report)

Magnolia Court – No further update on this project until the legal issues are resolved.

Other updates – The road culvert under Honeysuckle at Tallavana Trail is still not flowing as it should. Earl contacted Robert Presnell with Gadsden County Roads about their equipment for clearing

culverts. The County is only authorized to do work for other municipalities such as Havana and Quincy.

D-8 Sediment Pond – Earl sent a RFQ (Request For Quote) to four contractors for a clean out of the D-8 pond; Barnes Equipment, Hurst Asphalt, North Florida Asphalt, and Pyramid Excavators. All said they could do the job. Only Barnes and North Florida provided quotes. The other two did not bid after checking the width of the sediment pond. They said they would have to rent equipment and the minimum rental is two weeks. Copies of the two returned quotes were provided to the Board.

North Florida Asphalt bid: \$11,400 Total cost

Barnes Equipment Co. bid: Not to exceed \$5,500 (Cost was per hour, equipment & mobilization)

NEIL MCDONALD MADE A MOTION TO HIRE BARNES EQUIPMENT TO CLEAN THE D-8 SEDIMENT POND AS SOON AS POSSIBLE. BOBBY BOATRIGHT SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Concerning the large culvert replacement under Tallavana Trail near the house of Don Jones; it has been made known that Don has decided not to allow an access road on his property however, Earl said he has not spoken with Don personally and will do so to confirm. In conversation with Lewis Hurst about the culvert replacement, Earl was told that one lane could be kept open if concrete pipe were used instead of corrugated metal.

COMMITTEE REPORTS

1. ACC:

a. ACC Report – Since the full report is attached to the minutes, a brief summary follows:

Approved Submittals:

Jim & Sue Poss, 3550 Tallavana Trail, submittal for exterior paint, dark grey with lighter grey trim.

Mike Carter, 170 Hickory Lane, submittal for new shingles, birch. Previous submittal for shed is on indefinite hold.

See full report attached to the minutes

b. Other ACC business: None

2. Lake Management Planning Committee: Update on shoreline planting previously given under Lake Management.

3. Budget Committee: The first meeting of 2010 was held June 3rd. The first item of business was the affirmation to continue the format for project proposals. No new projects were brought to the committee at the time of the meeting. The majority of the meeting was spent in discussion regarding the lake and muck removal. Member Dick Jones had asked the Board to revisit the dredging project. His cove is quite shallow and he would like to see it dug out. The muck removal project of the north end of the lake was put on indefinite hold a few years ago as it was cost prohibitive and currently remains on hold.

The budget is being stretched due to the amount of delinquent accounts. Debbie will continue to work on collections of those delinquent accounts. There are several properties in bankruptcy or foreclosure.

OLD BUSINESS

No old business.

NEW BUSINESS

1. Tallavana Community Garden – Earl Mills and Kimsey Helms discussed the possibility of a community garden in Lake Tallavana, modeled after the successful community garden in Havana. The low area between the lake and the pavilion could be leveled off with material from the D-8 Sediment Pond and used for the garden. Diane Sheffield mentioned that the low areas around the lake were wetlands and careful consideration should be given before filling and leveling. Bobby Boatright mentioned consideration should be given to the adjacent neighbors as the garden would increase the amount of activity in the common area.

Kimsey stated the other option would be gardens in the power line easement on Sheffield Preserve. It is uncertain if the power company would allow it.

It was decided to ask the community what they thought.

With no further business, meeting was adjourned at 9:17 p.m.

Respectfully submitted,

Debra Robinson
Corporate Secretary

**TALLAVANA HOMEOWNERS' ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE**

June 3, 2010

Minutes/Report

Meeting of the monthly Architectural Control Committee (ACC) was held on June 3rd, 2010 at the pavilion of Lake Tallavana.

PRESENT: ACC Members –Pat Powell, Gary Robinson, and Dorothy Ross.

THA Members –No other members

Approvals:

Jim & Sue Poss, 3550 Tallavana Trail, submittal for exterior paint, house dark grey, trim will be a lighter grey.

Mike Carter, 170 Hickory Lane, submittal for new shingles, color: Birch. Note: previous submittal for shed is on indefinite hold.

Pending:

Other ACC Issues: None

Respectfully submitted,

Gary Robinson, ACC member
Typed by Debbie Robinson
Corporate Secretary for Tallavana Homeowners' Association