

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on March 9, 2004 in the community meeting room behind the fire station, Havana, Florida.

PRESENT: Jean Wood, Linda Ortiz, Donna Phillips, Don Magruder, and Tom Scott, Board members, Debbie Robinson, Secretary to the Association. See attached list of others in attendance.

ABSENT: Tommy Baker, Kimsey Helms

The meeting called to order at 7:11 pm by President Jean Wood

Meeting being recorded by Association Secretary for the purpose of accurate minutes.

Approval of Agenda:

President Jean Wood added Item 4, Magnolia Court – Erosion Problem, under Old Business.

MOTION BY TOM SCOTT, SECONDED BY DONNA PHILLIPS, TO APPROVE THE ADDITION TO THE AGENDA. MOTION CARRIED.

Approval/Corrections of February 2004 Minutes:

MOTION BY DON MAGRUDER, SECONDED BY TOM SCOTT, THAT THE MINUTES BE APPROVED AS CORRECTED. MOTION CARRIED. (Corrections consisted of grammatical errors)

Treasurer's Report: Donna Phillips reported that income for February was \$17,168.50, expenses of \$2,541.29, checking account balance is \$17,554.09, and the balance in the sinking fund is \$197,797.60.

MOTION BY TOM SCOTT, SECONDED BY LINDA ORTIZ, THAT THE TREASURER'S REPORT BE APPROVED AS READ. MOTION CARRIED.

Correspondence/Phone Calls:

1. Linda Ortiz received an e-mail asking what is the leash policy for dogs. There have been several dogs roaming around. The complaint also mentioned a problem with howling dogs. It was discussed that in the past, Scott Ivey has handled such calls. Tom Scott said that he knows the people whose dogs are howling and will mention something to them before Scott Ivey has to get involved.
2. Don Magruder received a call from a 14-year-old resident whose address is on Tallavana Trail seeking permission to have a car wash business at his home only for the residents of Lake Tallavana. Don mentioned that as the board develops policies, we need to consider these types of situations.
3. Jean received a call from Kristina Holmen-Mohr, a Reston resident, expressing her desire to be a good neighbor and paying what was due for a boat decal. Ms. Holmen-Mohr's property is located such that she does have legal access to the lake. Details will be covered in New Business.
4. Letters were sent to Susan Poplin, Florida Department of Community Affairs; Stan Simpkins, USFWS; Bruce Ballister, Gadsden County Planning and Zoning; and Dan Sullivan, Florida Fish & Wildlife Conservation Commission. The same letter was sent to each expressing the concern for the Lake Tallavana eagles and the county's request to amend their Comprehensive Plan to permit development with close proximity of the eagles' nest.

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5. Letters were sent to the Beckwiths and Harrells requesting a response in regards to their ongoing ACC violations. Deadline for response is March 17th, 2004.
6. A letter was sent to the Tallavana Christian School expressing the association's appreciation for the use of their gymnasium for our annual meeting. A check for \$100 was sent with the letter.

BOARD REPORTS

Legal: Don Magruder:

Lincicome case – The small claims lawsuit has been refiled, the hearing is this Friday, March 12, in Quincy at 10:15. We will be before the judge in what is called a pretrial conference. Don & Jack Harnett will be there to represent THA.

The 60 days for the mediation extension are now past 30 days. Mrs. Washington is thinking about fencing their entire property up to the Lincicome property. Don's response was that first thing they need to do is contact Progress Energy concerning the power line easement. They may not be allowed to fence. If they are allowed to fence, then the only way to the THA property is through the existing legal easement on the Lincicome property, which is currently fenced off.

Connelly case – Information was requested from Connelly's attorney but we have not yet received it. The most recent thing that has come up is the question concerning the recordings of every meeting on tape or CD. After checking with Donna, all of the approved written minutes have been scanned and transferred to a CD. However, it has not been practice to keep the tapes or to transfer them to a CD. The purpose of taping the minutes is to help the secretary with the accuracy in writing the minutes. The tapes are then used again after the prior month's minutes are approved. It is required by law to keep the minutes in written form but not tapes. We are within the law. The Connelly's themselves have been taping some of the meetings.

Lake Management: Reported by Jean Wood & Tom Scott:

Helge is still working on permitting the D-8 retrofit. He is supposed to have a working meeting with DEP on redesigning. The pond is to the point of needing to be cleaned out and it would to our advantage if it occurs soon when the D-8 retrofit begins.

It was reported that most of the cormorants are gone and we are finished chasing the birds.

Lake Watch – Pat Powell: No report but the committee will be going out this Saturday morning.

Security: Tommy Baker (Tommy's e-mail read in his place)

Billy Kemp worked 24 hours, patrolled the community and monitored 73 users. Scott Ivey worked 20 hours on THA payroll and 18 hours in the area on duty with the Sheriff's Department. Scott did 60-house checks and 17 vehicle stops.

There was a vehicle/tree accident in the first curve that broke the Quail Court street sign. The Sheriff's Department investigated the accident.

Gate: No gate report but it does seem to be properly working.

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Roads, Grounds & Dam: Kimsey Helms (absent) & Tom Scott

Tom brought the new Magnolia Court street sign for the board's review. The sign is much larger than the current ones to accommodate the house numbers. The current posts may be redesigned to mount the signs but new posts may have to be considered. The sign is white with green vinyl. There is concern that the sign may not be reflective enough or that it may not withstand the long-term effects of the weather. The sign does come with a 7-year warranty. The current wooden signs have been repaired numerous times over the last 15 years. If we were to replace the current signs with the same design, it would be over \$80 per sign as opposed to the \$34 for the new sign. Tom is to discuss with Kimsey if it would be possible to have a reflective material on the sign for better visibility at night.

Tom and Kimsey have a meeting with John Staron on Sunday to discuss the replacement of the playground equipment. John was doing the research for new equipment while serving on the board last year. There was discussion that the play area may have to be enlarged and the area should be planned before the equipment arrives.

Member Relations: Reported by Linda Ortiz & Donna Phillips

The Website had 207 visits since our last meeting.

Comments from the board and members on the Spring Edition of the THA Newsletter were, "Great" "Wonderful" and "Good Job!" There was discussion on the article in the Covenant Corner concerning parking on the right-of-way. Tom Scott recommended that Tommy Baker ask our security people to put a note on vehicles that are parked on the right-of way to inform them that parking on the right-of-way may create a safety hazard and is not permitted.

On March 27th, there will be a chili cook-off at the pavilion. Cooks will need to register. Chili is to be cooked at home then brought to the pavilion for all attending members to taste and vote on their favorite recipe.

Secretary Debbie Robinson asked if the Member Relations could find a volunteer for the bulletin board at the gate. Items concerning notices to the THA membership should take precedence and not be covered by articles listing items for sale, etc. Linda said she would monitor the bulletin board. Member Donna Johnson mentioned that a notice should be posted on the bulletin board that all articles will be removed on a weekly basis.

Jean Wood mentioned that there still needs to be "Deed Restricted" added to the sign on Mason Drive. Also, we still need to have a bulletin board for Mason Drive. The light cannot be fixed due to the amount of trees that need to be trimmed on private property. We need to get permission to proceed with the bulletin board and the light repair.

A workday is also scheduled for March 27th. Workday chores include a general cleanup at gate and pavilion, including the signs at the gate and on Mason Drive. The workday begins at 9:00am and will end at 2:00pm with lunch provided. It was mentioned that Kimsey needs to be informed of the needed repair in the Women's restroom.

Member Leonard Whatley mentioned the disrepair of the American Flag at the pavilion. He volunteered to make the purchase and be reimbursed by the Association.

MOTION BY DON MAGRUDER, SECONDED BY LINDA ORTIZ, TO AUTHORIZE LENOARD WHATLEY TO PURCHASE AN AMERICAN FLAG FOR THE PAVILION. MOTION CARRIED.

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It was mentioned that Tom Scott & Kimsey Helms need to meet with Skip Sheffield to discuss the immediate and future needs for the pavilion. It is in the 2004 budget for planning/engineering expenses so that work may be budgeted for 2005.

COMMITTEE REPORTS

ACC: Reported by Mike Mapstone

March meeting held, following items were approved by ACC for board approval:

1. Lot A-89, John Wise/Tony Colvin: 2205 sq. ft. spec house with front brick, hardy board siding. House is well within buffer zones. A silt fence to be used in rear for erosion control.
2. Lot E-10, Magnolia Ct., Lois & Cecil Jackson: 2948 sq. ft. sand brick house with stucco gable over front door. A concrete driveway not more than 20ft. in width, septic tank and drain field does not encroach the right side of buffer.

Comments: Use culvert required by Gadsden County Building Code under driveway. Full approval is contingent upon driveway configuration verification and engineering certification of retention/detention facility.

MOTION BY TOM SCOTT, SECONDED BY LINDA ORTIZ THAT THE BOARD APPROVE THE PLANS FOR LOT A-89 NOTING THE COMMENT THAT THE SILT FENCE BE ERECTED BEFORE CLEARING THE LOT. MOTION CARRIED.

MOTION BY TOM SCOTT, SECONDED BY LINDA ORTIZ THAT THE APPROVAL FOR LOT E-10 BE WITHHELD UNTIL WE HAVE NECESSARY INFORMATION ON THE DRIVEWAY CONFIGURATION AND THE CERTIFICATION OF RETENTION/DETENTION FACILITY. MOTION CARRIED.

- a. Mike has received some items as requested from the Shields but is still needing a few more things before all plans for garage can be approved. There has not been a response from Beckwith's and Harrell's but it should be noted that they did receive their letters via certified mail.
- b. Concerning Wilisch – Mike did not follow up concerning the unapproved structure. He did leave a phone message but the call was not returned nor did Mike call them back.
- c. ACC Building Permit – tabled.

To follow up on an item mentioned at the February meeting, the Board was given a copy of "Understanding Section 200 Lake Tallavana Covenants, Rules & Regulations" which was found in the 2003 correspondence. This document is to clarify the regulations used by the ACC when determining the approval of submitted plans. There was discussion as to whether or not this document was approved as policy. Research through 2002 and 2003 minutes determined that the Board had not voted on it. The Board would like to revisit this document at another meeting.

Details on approved items on file.

OLD BUSINESS

1. Consideration & Adoption of the "Policy on the Sheffield Nature Preserve". The policy was printed in the newsletter. There were no suggestions, questions or discussion.

MOTION BY DON MAGRUDER, SECONDED BY TOM SCOTT, THAT THE POLICY ON THE SHEFFIELD NATURE PRESERVE BE ACCEPTED. MOTION CARRIED.

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2. Update on Enchanted Forest – Linda Ritchie reported that the survey is done and the Restrictive Covenants are ready to record. Linda has the deed to Quail Court and will be going to the county to record. Then she will deed Quail Court to the Tallavana Homeowner's Association.
3. Update on Eagles' Nest – A second nest has been found. Details were printed in the Spring Edition of the Newsletter.
4. Magnolia Court – The erosion along Magnolia Court is still a big concern and even more so with even another home to be built. Jean expressed concerns that the Association and even the County should not approve any more homes to be built until this issue is resolved. Don said he would call Mr. Heidenrich to discuss what might be the hold up in getting Magnolia Court in shape. The silt fences and hay bales that were recently placed along the edges of Magnolia Court are not preventing erosion. If not resolved quickly, Jean suggested that we place a sign at the bottom of Magnolia Court that the Association will not maintain this road until the erosion has been corrected. Per a previous meeting with Mr. Heidenrich, he agreed that the holding ponds also needed to be cleaned. Linda suggested that we might threaten to contact FDEP if he does not begin correcting the problems with Magnolia Court.

NEW BUSINESS

1. Reston owner – As a good neighbor, a Reston resident who does have lake access called Jean and asked what the fee was for a boat decal so that she may be in cooperation with THA. After research of how it was determined in the past, the amount to charge is the amount for the Lake Management Budget and ½ of Security divided by the number of members, which are approximately 300. There was discussion that it would be fairer to use the past year's actual amounts than the budgeted amounts that may or may not be spent.

MOTION BY TOM SCOTT, SECONDED BY DON MAGRUDER THAT WE FIGURE WHAT WAS ACTUALLY SPENT IN 2003 ON LAKE MANAGEMENT, DAM MAINTENANCE AND PART OF SECURITY DIVIDED BY THE APPROXIMATE NUMBER OF MEMBERS AND INVOICE THE RESTON RESIDENT FOR USE OF THE LAKE. MOTION CARRIED.

With no further business, at 9:11 pm, Don Magruder moved to adjourn, Tom Scott seconded.

Respectfully submitted,

Debra Robinson,
Secretary to the Board

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