

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on March 13, 2007, at the Havana Public Library in Havana, Florida.

PRESENT: Mike Mapstone, Mike Jefferis, Kimsey Helms, Bill Oswald and Rob Combs Board members, Debbie Robinson, Corporate Secretary. See attached list of others in attendance.

ABSENT: Tom Scott

As of March 5th, Linda Ritchie resigned from the Board of Directors due to family circumstances.

The meeting called to order at 7:03 pm by Vice President, Mike Mapstone.

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

Approval of Agenda:

Mike Jefferis added item #3 under New Business for discussion: RVs and trailers

KIMSEY HELMS MOVED TO APPROVE THE AGENDA AS REVISED. BILL OSWALD SECONDED THE MOTION. MOTION CARRIED.

Approval/Corrections of February 2007 Minutes:

Address correction on ACC report.

KIMSEY HELMS MOVED TO APPROVE THE MINUTES AS CORRECTED. ROB COMBS SECONDED THE MOTION. MOTION CARRIED.

Treasurer's Report: Mike Jefferis reported the total deposit for February was \$11,029.39, routine operating expenses of \$10,883.68, \$3779.83 major project expenses, checking account balance is \$3,058.19, Money Market balance is \$28,115.68 and the balance in CDs/Savings is \$158,430.98. Routine expenses include administration expenses and safety additions (signs, stripe, reflectors) to the paved portion of Tallavana Trail. Major project expenses included work on the backside of the dam and gravel for dirt roads.

Mike reported that the dam shoreline and culvert jobs have yet to be invoiced. Mike is trying to work it out that we don't get billed for all of it at once.

Delinquent accounts update:

Mike reported that back in 2004 the delinquent accounts amounted to approximately \$54,000. At the end of 2006 the seriously delinquent accounts amounted to approximately \$9,000. The small claims judgment against Mr. & Mrs. Gaines will be satisfied by the end of March. Our attorney is handling the account that is delinquent due to bankruptcy. Our next delinquent account to pursue is Mrs. Lincicome. It was hoped that once the easement agreement was settled that the delinquent assessments would be paid however, it has not been possible to obtain Mrs. Lincicome's signature on the easement agreement. There are about 6 other delinquent accounts that will be pursued with a 30-day notice before a lien is filed against the property.

Correspondence/Phone Calls:

1. Kimsey Helms received a phone call from Brad Cox concerning the notice he received from the ACC regarding the fence he was starting to install. Brad forwarded to Kimsey the demand he received from the ACC chairperson as well as his submittal for his fence. Kimsey gave the plans to Pat Powell.

BOARD REPORTS***Legal:*** Mike Jefferis

A. Magnolia Court – There is no change to report.

B. Lambert runoff – Update: The questions from the opposing attorney have been answered and we are waiting for a hearing date to be set. It is hoped that we can meet prior to a hearing in order to settle out of court. We have not heard anything from the opposing attorney.

C. Lincicome easement agreement – The Association signed the easement agreement several months ago. There has been no response from Mrs. Lincicome or her attorney. Mike will instruct Ken to send a letter by registered mail asking for a response.

D. Roche shed – We are still waiting for a mediator to be assigned and a date set. We have received a letter from the state indicating that we are on the list to be assigned a mediator and a date.

E. “Signs” policy draft – The draft of the “Signs” policy has been published in the newsletter. This policy is a result of members’ comments about all of the commercial signs in the neighborhood. If there are no drastic changes, the policy will be adopted at the April Board Meeting.

It was at this time attending members and Board members complimented the nice job done on the newsletter. Linda Ortiz is the newsletter editor and designer of the newsletter. All members are welcome to submit articles.

Member Relations: Mike Mapstone

Workdays are scheduled for Saturdays, March 17th and March 31st both at 9:00 a.m., to meet at the pavilion. Mike asked that the volunteers sign up on the sheets that were available at the meeting. The jobs that are on the list are fan & lighting repair in the pavilion, painting of sign on Mason Drive, refurbishing the picnic tables and shoreline repair around the boat launch. Lunch will be provided for the 17th and a special lunch for all volunteers will be on the 31st. Also on the 31st, there will be a volunteer workshop prior to the catfish fry. The catfish fry will be given by the Board in appreciation for the hard work of the community volunteers.

Mike said that he would be calling volunteers in order to get an approximate count for the fish fry.

Lake Management: Bill Oswald

Bill reported that 356, 3-5 lbs. Carp were removed in February. Leonard Whatley reported that approximately 400 carp were removed by Bob Rousseau’s shocking on Feb. 23rd.

Shoreline Restoration update – Debbie Robinson read a report from Tom Scott who was absent from the meeting. Mike Jefferis will report on the punch list for the dam shoreline. Tom wanted to remind everyone that after April 1st, the gate valve would not be opened to maintain the lower lake level. According to our lake biologist, the lake must be allowed to return to normal pool in order to maintain a healthy dissolved oxygen level for the fish. Tom also spoke with Sean regarding aquatic vegetation. Sean is checking on the types of plants that would be best for our lake including when to plant and what depth to plant. While Tom hopes to have the plants by the 3/31 workday, it is doubtful that the plants will be here and if planted, that they will live long enough for the lake level to rise.

D-8 Pond Restoration update – Since the February meeting, it has been determined that we are not in the 90 window for permit approval. Sean is working with the DEP to finalize the additional

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information requested by DEP. Our permit application has been passed between Tallahassee and Pensacola offices. There has been much confusion on the part of DEP pertaining to our application. DEP was so confused; they thought our permit application was for a huge commercial type storm water retention pond similar to those found in Tallahassee around parking lots.

Lake Watch – Pat Powell: Lake Watch is suspended until the lake level returns.

There was additional discussion about shoreline work. Some of the members had questions that other members or Board members were able to answer.

Security: Rob Combs

Rob reported that Scott Ivey worked 20 hours for the Association in February and another 15 hours on duty with the Gadsden Sheriff's Department. Scott performed 12 vehicle stops and 85 house checks. Billy Kemp worked 11 hours in February. Billy issued 2 warnings for non-resident fishing.

Vandalism to the Bloomquist mailbox has ceased.

Gate: No problems, no report.

Roads, Grounds & Dam: Kimsey Helms and Mike Jefferis

Mike reported that Peavy reworked the riprap as instructed. The reseeding of the dam remains to be done as well as repairs to the blacktop. The Board has given approval for a state regulation type guardrail to be installed along the dam.

Kimsey reported repair to the ditches where Tallavana Trail ascends immediately after the dam, adjacent to Sheffield and Bloomquist properties. Runoff was causing the ditches to become dangerous.

Kimsey also reported that Marc Cocke has been very busy working for members on shoreline projects.

COMMITTEE REPORTS

ACC:

a. ACC Committee member appointments – Due to the amount of resignations and term expirations, it was necessary to appoint a new ACC. Prior to the Board meeting, President Tom Scott drafted a list of 6 names to recommend to the Board for approval. Bill Oswald stated that according to his records from 1985, the ACC had five members with two alternates. Although he does not know when or why, the alternates eventually became members bringing the ACC to 7 members.

BILL OSWALD MOVED TO HAVE THE NUMBER OF ACC MEMBERS TOTAL 5 NOT 7 WITH 2 ALTERNATES. THE NUMBER FOR A QUORUM WOULD BE 3. MIKE JEFFERIS SECONDED THE MOTION. MOTION CARRIED.

With the number of ACC members changed to 5, the following people to be appointed to the ACC for the term indicated are:

Mark Palmquist	(3 years)	Approved by the Board
Pat Powell	(3 years)	Approved by the Board
Jim Grantham	(3 years)	Approved by the Board
Virginia Everett	(2 years)	Approved by the Board
Linda Ritchie	(2 years)	Approved by the Board
Gene Bryan	(Alternate, 1 year)	Approved by the Board

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Appointment of the 2nd alternate is deferred until a Presidential recommendation.

b. Submittals Report:

b1. Approved: Rob Combs, 1260 Tallavana Trail, submittal for the removal of 3 diseased oak trees and the clearing of a small area to park a boat.

b2. Approved: Mark & Carolyn Palmquist, 3211 Tallavana Trail, submittal for tree removal, repairs to deck over water and boardwalk.

c. Other ACC Issues:

Consensus of Board to allow Jill Westendick to remove a danger tree without ACC approval but was asked to inform the ACC.

Greg Shields, Lot A-33, relocation of septic tank and drain field as requested by Health Dept.

Previous report of a propane tank in the buffer of Lot F-37 and close to adjoining property line of Lot E-12 will be deferred to county enforcement.

A letter will be drafted and sent to Mr. Bravo with an ultimatum regarding his shed that he moved to the front yard without ACC approval.

At the ACC meeting on March 6th, it was determined that Jim Grantham would make a courtesy call to Mr. Brad Cox asking that he submit the plans for his fence.

For the record, Minutes/Report of the ACC meeting are attached.

Member Pat Peters reported that she emailed Tom Scott for permission to remove her existing deck over water. Tom granted her permission but told her when she plans to build a new deck over water, the plans must be submitted to the ACC. Pat said it would be at least 2 years before a new deck over water is considered.

Governing Documents Review Committee – Mike Jefferis

Mike indicated that Linda Ritchie had a committee report and did not forward her report to Mike after her resignation. Mike indicated that Tom will have to appoint Linda's replacement and the committee start over.

OLD BUSINESS

1. THA Committees & chairpersons – No Report

NEW BUSINESS

1. Lake Level Discussion – Discussion referred to the level of the lake at normal pool. No new documentation has been brought forth by any members that give proof that the normal pool level is higher than what it used to be. Documentation from the North Florida Water Management District indicates a permitted level. Last summer, the lake level was surveyed and found at the permitted level.

Bill Oswald stated that he has the legal description of the lake. Mike Jefferis stated that the legal description is the boundary of the land but does not indicate the water level nor can water be held within those boundaries.

Mike explained that the level has been kept at the permitted level and if the normal pool level were to be lowered, the Board would have to vote on it and there would need to be a real reason for it. The Board cannot make a decision on hearsay. There have been members state that the level is where it

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always has been and others say it is too high. There is no documented proof that the normal pool level is too high. The members were reminded that there will always be natural erosion and that the lake will find it's own level. Members were also reminded that with more silt filling up the bottom, the lake level will rise naturally.

Some of the members expressed concerns that if the lake were lowered even by 6" that they would not have access to the lake from their docks. The question arose if the existing shoreline restoration permit could be amended to include dredging so that homeowners could take dirt from the lake to use as fill on their property. The question will be forwarded to Tom Scott.

It was the consensus of the Board to table further discussion until there was a full Board.

2. Board Vacancy – When there is a vacancy on the Board between Annual Meetings, the Board is to vote on a replacement. As previously reported, Linda Ritchie resigned from the Board on March 5th.

Bill Oswald nominated Neil McDonald.

Mike Mapstone nominated Lance Swedmark.

Blank slips of paper were distributed to the 5 present Board members to indicate their choice. The ballots were collected and counted. There were 3 ballots for Neil McDonald and 2 for Lance Swedmark. Neil McDonald took his place on the Board.

3. Discussion of RVs and trailers – Mike Jefferis reported that he has noticed about 4-5 homeowners that are apparently storing their RV on their property. While RVs are allowed to be stored on the property, they must be under cover or screened from view per the Restrictive Covenants. Also, RVs are allowed on the property for 2-3 days for cleaning, loading, etc. but are not allowed for long-term storage in the drive or yard. Mike is asking the Board what, if any, action they feel should be taken. After discussion, it was the Board consensus to first have a personal contact with the members in violation. Neil McDonald said that he would be willing to contact the members to remind them of the Covenants concerning RVs. He said that if some members have been made to build covers for their RVs, then all should comply or store their RV elsewhere.

Member Pat Peters expressed concern on the use of live ammo for cormorant control. It was explained to Pat and the attending members that the ammo used was birdshot not bullets. Also, most of the noise sounding like gunshot was noisemakers. According to Leonard Whatley, the majority of the cormorants left in February.

Member Pat Peters expressed concern that there should be a limit on how high the assessments can be raised. Pat was invited to attend Budget Review meetings in the fall when the budget is being considered. Budget Review meetings are open to the membership. Currently there are no plans in the 10-year budget to increase the assessments for 2008, 2009, or 2010.

Tom Scott asked to bring to the Board an email he received from Terry Abell. Terry was wondering if we would like a presentation on Disaster Resistant Neighborhoods. With little discussion from the Board it was decided to pursue having the presentation.

KIMSEY HELMS MOVED THAT THE BOARD PURSUE THE COORDINATION OF HAVING A DISASTER RESISTANT NEIGHBORHOODS PRESENTATION FOR THE MEMBERSHIP. ROB COMBS SECONDED. MOTION CARRIED.

Debbie will inform Tom of the Board's decision.

With no further business, meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Debra Robinson
Corporate Secretary

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

Minutes/Report

Meeting of the monthly Architectural Control Committee (ACC) was held on March 6th, 2007 at the Havana Public Library in Havana, Florida.

PRESENT: Pat Powell, Jim Grantham, Virginia Everett, (ACC members) and Mike Mapstone, Tom Scott and Mike Jefferis (THA Board members) (Board Member Rob Combs was also present but had a personal interest in the meeting as one of the submittals to be considered was his.)

ACC Resignations received prior to 3/6/07 meeting: Andrena Knicely, Jean Wood and Ron Crawford. A resignation from Mark Palmquist was received in January.

Approvals:

Rob Combs, 1260 Tallavana Trail, submittal for the removal of 3 diseased oak trees and the clearing of a small area to park a boat.

Mark & Carolyn Palmquist, 3211 Tallavana Trail, submittal for property repairs and improvements. ACC approved the removal of 5 trees on lakeshore, repair of deck over water and a 225-foot boardwalk from the driveway to the dock to allow wheelchair access. The boardwalk will bridge to the dock.

Other ACC Issues:

Jill Westendick emailed the Board concerning a danger tree on her property. She inquired about the process to get permission to have the tree removed. The danger tree is not in the buffer. Mrs. Westendick was given permission from the Board to remove the danger tree but was also asked to keep the ACC informed.

Mike Jefferis reported that Greg Shields, Lot A-33, received prior ACC approval for his new home and septic site. The Health Department has disapproved the septic tank so the tank will have to be moved. The existing tank is too close to what is considered wetlands on the adjoining lot, which is owned by THA. Mr. Shields will give the ACC a copy of the septic permit once he receives it.

It was reported that Charles Williams, 4104 Tallavana Trail (Lot F-37), has cleared some of the back buffer that adjoins the back of Lot E-12, owned by Mr. Chester. Mr. Chester reported that there is now a

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propane tank in the back buffer of F-37 and is very close to the property line. Mike Mapstone offered to call and/or email both parties to inform them that the county has buffer requirements, moving the enforcement to the county.

Bravo shed – A letter was to be sent to Mr. Bravo with an ultimatum regarding the shed he moved to the front yard without ACC approval. As of this meeting, the letter has not been sent. The ACC is to draft a letter, pass the letter to Debbie, who will then forward the letter to the Board for their approval prior to sending the ultimatum to Mr. Bravo.

Brad Cox – Mr. Cox started to install a fence in his back yard without ACC approval. Mr. Cox was asked by the previous ACC chairperson to cease work on the fence and submit plans for his fence. As of this meeting, no submittal has been received. Jim Grantham will make a courtesy call to Mr. Cox and ask that he submit the plans for his fence.

Let it be noted that appointments to the ACC will be discussed at the March 13th Board Meeting to fill the positions left open due to resignations and expired terms.

Respectfully submitted,
Debbie Robinson
Corporate Secretary for Tallavana Homeowners' Association

APPROVED