

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on Tuesday, May 12th, 2009 at the meeting room of the Havana Library, Havana, FL.

PRESENT: Linda Ritchie, Earl Mills, Rob Combs and Larry Jones, Board members, Debbie Robinson, Corporate Secretary. See attached list of others in attendance.

ABSENT: Rick Kornmeier, Tom Scott and Neil McDonald

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:

No additions or revisions.

ROB COMBS MOVED TO APPROVE THE AGENDA AS WRITTEN. EARL MILLS SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Approval/Corrections of April 2009 Minutes:

Spelling correction.

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

Treasurer's Report: In the absence of Rick Kornmeier, Debbie reported the total deposit for April was \$12,379.65, routine operating expenses of \$8,469.08, major project expenses of \$71,167.70, checking account balance is \$926.75, Money Market balance is \$17,643.63 and the balance in CDs/Savings is \$53,610.88. The separate account for the 12-pipe spillway repair has a balance of \$15,286.83.

The major project expenses include payment to the county for our portion of the 12-pipe spillway construction and purchase and closing costs of the emergency exit property. Larry asked about the unusual large amount in the routine maintenance category. Debbie explained that the expenses included the watering of the sod, two full mows, tree debris removal, road grading, and debris removal from 12-pipes. The heavy rains received the last couple days of March created the need for more than normal clean up.

EARL MILLS MOVED THAT THE TREASURER'S REPORT BE ACCEPTED AS GIVEN. ROB COMBS SECONDED. THERE WAS NO OPPOSITION, MOTION CARRIED.

Correspondence/Phone Calls:

1. Linda Ritchie reported receiving several phone calls regarding the lake level. She explained the issue of the standpipe.

BOARD REPORTS

Legal: Linda Ritchie

Linda reported on the meeting she had with our attorney, Ken Abele. Others attending the meeting were Jim Poss and Debbie Robinson. She gave a brief summary of the topics discussed.

1) The Stormwater Management documents covering the properties in the Ghazvini development were reviewed. Because Ghazvini did not set up a separate Association as required in the documents and the documents are not being followed, there can be no enforcement for compliance. The stormwater ponds that are included in the "managed" area are on private properties and Tallavana Homeowners' Association does not have easement rights to enter the properties in order to maintain the ponds.

2) There are more delinquent assessments that are going past the 1 year mark. We discussed with Ken what steps we should take to collect the past due assessments. There may be some delinquent accounts that will be turned over to Ken for collection.

Larry stated that he did not want to see changes in our collection procedures without Board approval and he did not think it would be fair to single out some homeowners for non-payment. Debbie explained the current procedures as laid out in our governing documents and state statutes. For all accounts that are 4 quarters past due, a letter is sent giving the homeowner 45 days to pay or to contact the Board in writing to work out a payment plan. If there is no attempt from the homeowner within the 45 days to pay or make contact, a lien is filed against the property. A previous Board set a threshold before delinquent accounts are turned over to our attorney.

Linda explained it is the Board's fiduciary responsibility to collect dues from all members. She said that if the delinquents are allowed to continue, then the budget will be greatly affected even to the point where those of us who pay our dues may have to pay even more. When delinquent assessments are allowed to continue, it hurts the entire community. Linda assured Larry that there is no variance from our current procedures but if we need to take a stronger stance against the delinquents, it will be brought before the Board.

3) Concerning the D-8 Pond and the liability of THA. The question of the Association being liable for the water that flows from the D-8 pond, across Tallavana Trail and onto private property was discussed with Ken. The D-8 pond is permitted as a sediment retention pond not a water retention pond, therefore, the Association is responsible for continued removal of collected sediment, but we are not responsible for the water that flows from it.

Member Relations: Tom Scott (absent)

There were 1,440 visits to the website in April.

a. Volunteer workday – The workday was scheduled for Saturday June 20th with the main focus on water sealing the decks, picnic tables and pavilion. Those items listed will be pressure washed the Thursday evening prior to the 20th. Pressure washing will begin at 4:00 p.m. on Thursday, June 18th so that the wood will be dry by Saturday. Earl will determine other projects that need to be completed and have Debbie post the list. The Social Committee will provide lunch on Saturday.

Deadline for newsletter articles is May 15th.

Lake Management: Tom Scott (absent) & Neil McDonald (absent)

Bobby Boatright and Neil McDonald assisted Bob Rousseau with the Annual Fish survey. The preliminary report is that the fish count is okay but could be better. Rousseau reported sighting invasive weeds that should be watched and sprayed before they get out of hand. Larry suggested that homeowners along the lake could rake the weeds off the surface before they get big.

a. Carp report – Some carp were collected during the survey, but the overall population seems to be in control.

The lake level was surveyed so that the correct height of the standpipe could be determined. Bobby Boatright was instrumental in the purchase of the collar and the installation of the collar and safety grate. The overflow standpipe is now returned to the permitted level and the lake will return to its normal level after we receive some rain. Tom Scott is going to install an incremented marker on the gate valve platform to show the lake level at all times.

Debbie reported receiving another analysis report from Sean McGlynn for testing of storm water TMDL on March 27th. This is the last storm water TMDL sampling in accordance with our agreement with Sean. Debbie will ask Tom Scott if he could draft a summary of Sean's report for the newsletter.

Lake Watch – Pat Powell: Pat reported that Lake Watch went out on April 25th but could not complete the outing due to loss of battery power. The committee will go out again on May 16th. On the April outing, it was observed that the visibility is improved from past years.

Security: Rob Combs

Rob reported that Scott Ivey worked 20 hours for the Association and 15 hours while on duty in April. Scott reported 9 traffic stops and 78 house checks. Mike Fish worked 20 hours in April, 3 of the days worked were in the evening.

Rob reported that he is attempting to stay on top of trespassers. As Tallavana citations are written and turned in, he passes the tag numbers on to Scott. Rob said he is going down to the docks in the evenings to keep an eye on trespassers. Also, Mike Fish patrolled on the lake using a conservation boat.

Several members reported problems with off-road vehicles on the roads, in the pavilion area and in the 12-pipe spillway area. Earl followed kids on an ATV to their home and talked with the youths. A reminder about no off-road vehicles allowed on roads and common property in Tallavana will be in the next newsletter.

Mike Fish reported to Rob of some of the disturbing comments that are directed towards him when he patrols the gate. Some members have gone so far as to curse at Mike upon being reminded about Tallavana auto decals. Debbie mentioned that in a state of emergency that would cause Tallavana to be in a lock-down, only residents would be allowed through the gates. A Tallavana decal on the back of the mirror would allow smooth passage. The Tallavana decal tells everyone in the neighborhood that the vehicle belongs in Lake Tallavana. It was the consensus of the Board that there is no reason for members to be hostile towards our hired security personnel.

Gate: No report.

Roads, Grounds & Dam: Earl Mills

Earl reported that April was quieter than March concerning the roads. Marc has been mowing, tree trimming and some maintenance. Earl asked for help from Hickory Drive residents should they see any dumping activity in the power line easement. Illegal dumping remains a problem with the latest being discarded building materials from some sort of animal hutch.

a. 12-Pipe Emergency Spillway update: Debbie gave the Board members a copy of the email she received from Gadsden County Public Works that explained the final costs for the work done at the 12-pipe spillway. The balance due the county for engineering and legal fees is \$5,982.78.

LARRY JONES MADE THE MOTION TO APPROVE PAYMENT FOR THE THA OBLIGATION TO THE COUNTY COMMISSIONERS FOR THE ATTORNEY AND ENGINEERING FEES INCURRED IN THE 12-PIPE SPILLWAY PROJECT. LARRY STIPULATED THAT THE RECEIPT FROM THE COUNTY SHOULD BE MARKED "PAID IN FULL". ROB COMBS SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Earl is going to contact Robert Presnell regarding some problems since the March rains and if any of the work falls under the contractor's warranty.

b. Emergency Exit Plans update: Linda reported on the purchase of the 60-foot wide easement at the end of Beaver Creek Road. Now all that is needed is a connection from Tallavana to our easement.

Earl reported that if we have to replace the culvert under Tallavana Trail in front of Don Jones' house, Don has offered the use of his property as a temporary thoroughfare.

COMMITTEE REPORTS

1. ACC:

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

Approved Submittals:

Larry Boyington, 1800 Tallavana Trail, submittal for removal of 1 dead pine tree.

See full report attached to the minutes.

b. Other ACC business - Earl called Talquin regarding a tree over their wires. Talquin will trim or remove the tree but it is up to the property owners to discard the debris.

c. Section 200 Committee update – Jim Poss reported at the March 11, 2009 Board of Directors Meeting, a Legal Committee was established by Linda Ritchie, President of the Tallavana Homeowners' Association. The committee members are Jim Poss (Chairperson), Don Magruder, Mark Palmquist and Linda Ritchie. A sub-committee was established at the same Board meeting for the purpose of reviewing the ACC Section 200 policies.

The sub-committee has met three times, March 17th, April 18th and May 9th. All meetings were properly posted on the bulletin boards, held at the pavilion and open to the membership. Discussion at all three meetings was general in nature including the covenants, Florida Statutes, the "Dunbar" book and how they are applicable to our association.

The committee adopted two resolutions: 1) To amend the ACC Section 200 Policies currently in use and 2) The "Dunbar" book would be used as a reference.

Additional discussion included a statement of clear purpose for the covenants; to amend the covenants to comply with state statutes, to determine requirements for recording the amended covenants and to define a method for obtaining votes or proxies from the membership. The committee recommended to the Board for the scope of the sub-committee to include reviewing all of the governing documents.

The next meeting for the ACC Section 200 Review Committee is scheduled for Saturday, July 17th at the pavilion.

2. **Lake Management Committee:** No report. No upcoming meeting at this time.

3. **Budget Committee:** Debbie reported on the May 7th meeting. The committee reviewed the Emergency Exit plans to see what should be done now that the easement has been purchased. The connection from Tallavana to our easement will most likely not occur in 2009.

The tree removal and sod project on the back of the dam is complete and was removed from the project list. The project of replacing the standpipe was named Primary Overflow with Earl Mills named as the project leader. The committee is asking for specific information to be furnished by a certified engineer. While we have a recommendation to replace the standpipe and pipe thru the dam, we do not have specifics that would allow costs to be determined.

Sean McGlynn is to continue with the TMDL sampling in 2009 so that 4 consecutive quarters are accumulated and that information used to determine future projects and grant applications.

The committee discussed the possibilities of new projects. While it was determined that there are no new projects as of yet, the committee questioned what should be done around the 12-pipe spillway in the way of safety. Debbie will contact Doug Croley to discuss THA liability at the spillway.

The next Budget Committee meeting has been tentatively scheduled for July 28th.

4. **NEPP (Neighborhood Emergency Preparedness Planning):** Debbie reported that the questionnaires have been sent and encouraged everyone to complete them and return to Cheryl. The information on the questionnaires will be kept confidential and will be used to allow Cheryl and Debbie

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to organize the neighborhood in the case of an emergency.

OLD BUSINESS

No old business.

NEW BUSINESS

No new business.

With no further business, meeting was adjourned at 8:55 p.m.

Respectfully submitted,
Debra Robinson, Corporate Secretary

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

May 05, 2009

Minutes/Report

Meeting of the monthly Architectural Control Committee (ACC) was held on May 5th, 2009 at the pavilion of Lake Tallavana.

PRESENT: ACC Members –Pat Powell, Jim Grantham, Linda Ortiz, Kimsey Helms and Gary Robinson

THA Members –Jim Poss, Rod Pigott, Linda Ritchie and Debbie Robinson, Corporate Secretary

Approvals:

Larry Boyington, 1800 Tallavana Trail, submittal for removal of 1 dead pine tree that could endanger the house. Site visit was made.

Pending:

Other ACC Issues:

Respectfully submitted,

Debbie Robinson,
Corporate Secretary for Tallavana Homeowners' Association