

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on October 14, 2003 in the meeting room of the new Havana Library, Havana, Florida.

PRESENT: Jean Wood, Presiding until Kimsey Helms arrives, John Staron, Don Magruder, Linda Ortiz, and Tommy Baker, Board members, Debbie Robinson, Secretary to the Board of Directors. See attached list of others in attendance.

ABSENT: Billy Cabanas

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

Meeting being recorded by Association Secretary.

Approval of Agenda:

MOTION BY TOMMY BAKER, SECONDED BY LINDA ORTIZ, THAT THE AGENDA BE APPROVED AS IS. MOTION CARRIED.

Approval/Corrections of September 2003 Minutes:

MOTION BY LINDA ORTIZ, SECONDED BY JOHN STARON, THAT THE MINUTES BE APPROVED AS CORRECTED. MOTION CARRIED.

Treasurer's Report: Tommy Baker reported that income for September was \$22,805.00, expenses of \$5,651.32, checking account balance is \$35,064.73 and sinking fund balance is \$144,881.42. The largest expenses were for liability insurance and mowing.

MOTION BY JOHN STARON, SECONDED BY DON MAGRUDER, THAT THE TREASURER'S REPORT BE APPROVED AS READ. MOTION CARRIED.

Correspondence/Phone Calls:

1. Don attempted to contact Bill Mock with Talquin Electric for the purpose of tree trimming over the power lines. Tree trimming will be occurring once again, and Don would like to have the same arrangement as before where the homeowner gives written consent and has the opportunity for input when the trimmers are there.
2. Don Magruder received a phone call from Linda Ritchie concerning her plans to develop 5 lots at the end of Quail Court. There was discussion concerning the road that is included in the development. Kimsey as well as the other board members will receive a copy of the original agreement made with Mr. Cocke to determine how to proceed with the road in Linda's development.
3. Don Magruder received a phone call from Mr. Washington concerning the easement agreement between Tallavana & Lincicome.
4. Security received a letter from Bill Tanner regarding the frequent illegal operations of ATVs, go-carts and dirt bikes on Mason Drive.
5. Letter from Roxann Dunn, which will be discussed later.
6. Letters from the Board to Beckwiths and Harrells were sent regarding their ACC violations.

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BOARD REPORTS

Legal: Don Magruder.

Connelly case – Maloney is attempting to get together with Connelly's attorney to schedule a summary judgment. This means there would be a hearing before a judge to make a decision on the horses within the covenants we have in place. This would not take care of the counter suit regarding the covenant violations.

Lincicome case – There has been some surveying done but not through to our 30 acres. Under the mediation agreement, a complete survey including the new 50-foot easement shall be provided as well as written consents from the effected property owners as necessary for the re-alignment of the 50-foot easement. Notwithstanding, THA has an obligation to build a fence and Lincicome has an obligation to remove the gate. John Staron has obtained bids for the fence along the 30-foot easement that THA has agreed to build. As THA continues to act in good faith on our part of the agreement, we should proceed with building the fence along the 30-foot easement. Then we will request Mr. Lincicome to remove the gate to provide immediate access to the lake. John contacted 3 different companies including the company that originally installed the fence Lincicome presently has. The condition of each bid was that the new fence has to be identical to the existing fence belonging to Lincicome.

MOTION BY JOHN STARON WAS STARTED BUT WAS INTERRUPTED FOR FURTHER DISCUSSION.

Linda Ortiz asked to go on record that she felt by receiving bids and discussing them is sufficient to prove that we are acting in good faith to the court and that further action was not necessary.

MOTION BY DON MAGRUDER, SECONDED BY TOMMY BAKER, THAT THE BOARD PROCEED WITH THE LOW BID AND IN PREPARATION TO BUILD THE FENCE ALONG THE 30-FOOT EASEMENT WITH THE CONTINGENCY THAT THA RECEIVES A 50-FOOT EASEMENT FROM LINCICOME. APPROVED: TOMMY BAKER, JOHN STARON, AND DON MAGRUDER. OPPOSED: LINDA ORTIZ. MOTION CARRIED.

John has prepared an Agreement for Contractual Services that lists the specifics required by the fence contractor to insure the fence is done to standards that meet the original fence.

Lake Management: Reported by Jean Wood

There will be three more carp removals once cooler weather arrives. There are no dates set yet.

Permitting on the D8 ponds are still a problem with DEP. Some changes are needed; Helge continues to work on those changes in order for Tallavana to receive their permit.

Lake Watch – Pat Powell: Last report showed that lake tested as typical for this time of year.

Security: Tommy Baker

Further report on the letter from Bill Tanner. The Sheriff's department is aware of the illegal activities and asks to be notified immediately when the activity begins. They will respond and issue tickets. A notice will be included in the dues reminding the members of the FL statutes and the THA covenant regarding all off-road vehicles. Security will continue to spend more time on Mason Drive to curb the illegal drivers and vehicles.

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Comments from the membership were made concerning the speed of the Waste Management truck when it is in Tallavana for garbage collection. Complaints are from Mason Drive as well as the other roads. A letter to Waste Management will be written asking that their trucks adhere to the posted speed limits on all Lake Tallavana roads.

There has been some vandalism at the dock and in the restrooms. The light on the dock was torn down and the restrooms are trashed repeatedly. Members were asked to be on the look out.

Gate: There was one outage that lasted for 3 days. Bill Oswald made the repair.

Roads, Grounds & Dam: John Staron, Kimsey not present at this time to report.

John reported that the shingling is done on the sign and the gate house. Also John reported that the dirt roads are in need of grading and Marc should be working on them.

Member Relations: Reported by Linda Ortiz

Reporting in the absence of Carolyn Palmquist, the Newcomers Social was well attended with 8 new couples. The Welcome Committee has purchased totes with Lake Tallavana printed on them as gifts for the newcomers. The totes are available to the members for \$5.00 each.

Deadline for the newsletter is Nov 15th. It is hoped that the newsletter will continue with the new format. There will be an electronic newsletter out next week. This will also be quarterly but will be opposite of the hard copy.

Linda reported that there have been at least 2 instances where realtors who have listings in Tallavana have mentioned the gate phone number on their web site. Linda recommended that letters be sent to the main offices of the real estate agencies to let them know that the number they are publishing is to secure the neighborhood and that they should not be making the gate number public knowledge.

It was mentioned that it might be time to change the gate phone numbers. It was also mentioned that the best time to actually change the number and inform the membership is at the annual meeting.

MOTION BY LINDA ORTIZ, SECONDED BY JOHN STARON, THAT TOMMY PROCEEDS TO PREPARE FOR A CHANGE OF THE PHONE NUMBER FOR THE GATE TO BE READY BY OUR ANNUAL MEETING. MOTION CARRIED.

ESQ: Reported by Bob Harrer – No Report, Bob was absent.

COMMITTEE REPORTS

ACC: Reported by Mike Mapstone

October 7th meeting held, three items approved:

1. A detached 1-car garage at 180 Magnolia Court. Materials and colors are the same as the house.
2. Addition of a 1-car garage with a finished room above at 254 Tallavana Trail. Materials to match the house. Rear, side and front buffers are properly observed.
3. 10' X 15' storage shed at 668 Hickory Lane. Materials and colors to match the house; rear and side buffers are properly observed.

MOTION BY JOHN STARON, SECONDED BY DON MAGRUDER, THAT THE RECOMMENDATIONS BY THE ACC BE APPROVED. MOTION CARRIED.

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ACC Chairperson Mike Mapstone is working on a building permit and will have one ready before the next ACC meeting. He is using a sample obtained from Gadsden County for the guidelines.

The ACC Chairperson did receive a picture from Emory Morris demonstrating that his structure may have been built within its original footprint. The 30-foot buffer on the lakeside is in question. Mike will take some pictures from the approximate same angle as the one he received from Emory before it can be determined if and/or how many trees have been removed and what actions should be taken as a result. The gazebos are attached to the decks and the garage location has been approved.

Mr. Shields is in continued treatment for his cancer. Mr. Shields' brother will be in town and will assist Mr. Shields at that time in locating the plans & permits for the garage. Mike will then be contacted for the ACC to proceed on the approval of the garage and house colors.

Details of items in written report submitted by Mike Mapstone and filed with minutes.

Welcome Committee: Reported by Linda Ortiz during her report to the board.

OLD BUSINESS

1. ACC items – Letters were sent to Beckwiths & Harrells but not in time for a response to be received at the time of this board meeting.

NEW BUSINESS

1. 2004 Budget Preparations – Don McEwen is to be the chairman for the committee. Names and phone numbers of those signed up on the volunteer list for Budget Review Committee have been given to Don. Volunteers from the attending membership were also listed and will be given to Don.

Debbie Robinson will prepare a form that will give some guidelines for the committee chairpersons and board members as they begin to project their 2004 budget requirements. Forms will be sent as soon as possible.

2. 2004 New Board Members Preparations – Each THA Board member is to contact their choice for the Nominating Committee and bring that person's name to the November board meeting. The person chosen will already have agreed to serve on the Nominating Committee before their name is presented to the board.

OTHER NEW BUSINESS

With the November meeting falling on Veterans Day, it was decided that if the library was not available that City Hall should be contacted to arrange to meet in the community room behind the fire station. Debbie will make the arrangements.

Further discussion concerning the letter from Roxann Dunn. Roxann is requesting consideration of a committee to research, evaluate and report the equality for membership benefits for residents on Mason Drive. The Mason Drive residents want to approach the board in a formal and reasonable manner and they want to do that in the form of a committee. The idea is not to have the committee exclusive but that anyone can participate to address issues for all of Lake Tallavana.

Tommy asked the Mason Drive residents to present a list of names of people that are interested in serving on this ad hoc committee.

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MOTION BY LINDA ORTIZ, SECONDED BY TOMMY BAKER, THAT AN AD HOC COMMITTEE BE FORMED FROM RESIDENTS ON MASON DRIVE UNTIL THE ANNUAL MEETING. AT THE ANNUAL MEETING THE COMMITTEE WILL BE REFORMED TO BE GROWTH MANAGEMENT COMMITTEE. THE NEW GROWTH MANAGEMENT COMMITTEE WILL HAVE REPRESENTATIVES FROM INDIVIDUAL NEIGHBORHOODS OR STREETS. MOTION CARRIED

Kimsey asked the Mason Drive residents to present to the board a list of items they are looking at to evaluate.

MOTION BY LINDA ORTIZ, SECONDED BY JEAN WOOD, THAT THE AD HOC MASON DRIVE COMMITTEE BE ADDED TO THE COMMITTEE REPORTS SECTION OF THE AGENDA FOR THE NEXT BOARD MEETING. MOTION CARRIED.

With no further business, at 9:40 pm, Don Magruder moved to adjourn, Tommy Baker seconded.

Respectfully submitted,

Debra Robinson,
Secretary to the Board

/dr

APPROVED