

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on October 10, 2006 at the Havana Library, Havana, Florida.

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

ABSENT: Tom Scott.

The meeting called to order at 7:00 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:

Discuss ACC Item letter "c", Roche shed, under Legal as Item letter "e".

KIMSEY HELMS MOVED TO APPROVE THE AGENDA AS REVISED. MIKE JEFFERIS SECONDED THE MOTION. MOTION CARRIED.

Approval/Corrections of September 2006 Minutes:

No corrections or revisions.

KIMSEY HELMS MOVED THAT THE MINUTES BE APPROVED AS WRITTEN. LINDA RITCHIE SECONDED THE MOTION. MOTION CARRIED.

Treasurer's Report: Mike Jefferis reported the total deposit for September was \$16,930.97, routine operating expenses of \$5,507.89, \$0.00 in major project expenses, checking account balance is \$4,291.19, Money Market balance is \$46,396.27 and the balance in CDs/Savings is \$273,914.91. Funds in a couple of CD's will be moved to the Money Market and then to checking in preparations for the paving invoices.

MIKE MAPSTONE MOVED TO ACCEPT THE TREASURER'S REPORT AS GIVEN. ROB COMBS SECONDED THE MOTION. MOTION CARRIED.

Delinquent accounts update:

1. Gaines: The judgment has been filed and we are waiting for the Gaines to return a financial sheet. The financial sheet is to be returned by Oct. 16th after which the judge will determine payment options.
2. Beckwith: Ongoing bankruptcy.

Correspondence/Phone Calls:

1. Mike Jefferis received two phone calls regarding the payment of dues. One caller asked where the drop box was located and the other caller informed Mike that their payment was on it's way after a lost check was found.
2. Kimsey Helms received a phone call asking when the dirt roads were going to be repaired.
3. Tom Scott reported via email regarding a phone call he received from Pat Runnels who reported a large number of non-resident fishing from the docks. She also reported a repeated non-resident offender who keeps undersized crappie and goes over the bag limit. Other residents have reported this offender and have given his name and address. There have been varying descriptions of his truck and there is no pattern as to when he is at the lake.

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There was discussion on what could be done with a consensus that Billy and Scott be made aware of this problem and see if they need any help.

BOARD REPORTS**Legal:** Mike Jefferis

A. Magnolia Court – There is no change on this issue.

B. Lambert runoff – Update: The attorney for Lambert sent an answer to our complaint regarding the runoff from his property. Lambert denies all claims to the allegations of our complaint. It was suggested that there be a Board appointed committee to talk strategy with Ken. Those appointed were Mike Jefferis, Linda Ritchie and Tom Scott. Mike Mapstone is to be the alternate.

C. Lincicome easement agreement – There is no word if the agreement has been signed. According to Mr. Stivers, Mrs. Lincicome's attorney, Cindy has given permission for the Board to relocate and erect the fence per the agreement. The Board does not wish to proceed with the fencing without a signed agreement in place.

D. Soprano ACC violation – Prior to a demand letter being sent thru Mr. Soprano's attorney, Mike Jefferis verified facts reported by the ACC. It was verified that although Mr. Soprano stated that he did plant 50 trees, it was discovered that the "trees" were ornamental plants and not classified as trees. Also, it was verified that trees were cut in three of the four buffers. Mike will proceed to ask our attorney to draft a demand letter to Mr. Soprano asking for any trees in the buffers that were over 4" in diameter to be replaced using the ACC tree list for acceptable replacements.

E. Roche shed – Mr. Roche was sent a demand letter and given 10 days to relocate his shed from the front yard to an ACC approved location. Should Mr. Roche decide not to move his shed, Ken Abele has been instructed to prepare for mediation.

Member Relations: Mike Mapstone

Mike reported that the web site had 163 visits in August and 432 visits in September. The Board and attending members were reminded of November 15th for the newsletter deadline.

On the subject of the web site, it has been discussed between Mike Jefferis and Debbie Robinson that as Corporate Secretary for the Association, Debbie should be able to write, format and save THA documents in pdf format. Saving and sending documents in pdf format would be an added security measure to THA documents that are sent through the Internet. Debbie researched the cost of Adobe Acrobat software and found the price of \$299 to be consistent. (This was on the Agenda as #1 under New Business.)

KIMSEY HELMS MOVED TO APPROVE THE EXPENDITURE FOR ADOBE ACROBAT SOFTWARE FOR USE WITH THE ASSOCIATION RECORDS AND DOCUMENTS. LINDA RITCHIE SECONDED THE MOTION. MOTION CARRIED.

Lake Management: Bill Oswald (Tom Scott, absent)

Shoreline Restoration update – no update

D-8 Pond Restoration update – Still in the permitting stages, no update

At the September meeting, Bill Oswald proposed that the Board consider Herbert Wyatt for the

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position of our lake biologist. Bill indicated that Herb was formerly the biologist for Tallavana and would like the opportunity once again. Herb has given Bill a quote on shocking the carp that is 1/3 the price of our current lake biologist. The Board asked Bill to obtain Herb's qualifications for consideration.

At this meeting, Bill presented the Board with a short resume from Herb Wyatt. Herb does not have liability insurance but it was suggested that he could find out the price of insurance and add that to his cost. The Board asked Bill to invite Mr. Wyatt to the next meeting so that they may interview him.

A letter from the Northwest Florida Water Management District to Mr. Neil McDonald was distributed to the Board and read for the record. The background: Member Neil McDonald called the NFWFMD for a meeting at the lake to discuss the shoreline and water level issues. Board members Bill Oswald and Mike Jefferis, members Neil McDonald and Jim Poss met with representatives from NFWFMD on September 21st. Mr. Lance Laird, Chief, Bureau of Surface Water Regulation, sent a letter to Mr. McDonald concluding their meeting at the lake.

The letter stated that the shoreline work proposed along the dam and spillway are considered routine maintenance and would not require a permit from the NFWFMD. The letter also stated that the current level of the lake coincides with the permitted elevation and that any increase or decrease in the elevation of the primary control structure may require permitting action.

During the meeting at the lake, THA members were told that the erosion occurring along the shoreline and the trees falling into the lake are routine and natural happenings that come with any lake that has been around for several years. NFWFMD representatives complimented our Lake Tallavana for its natural beauty. It was suggested that the trees be removed from the dam, which is the plan during shoreline restoration. It was also suggested that the Association focus primarily on the dam and secondary on the shoreline restoration along the pavilion area.

Lake Watch – Pat Powell: Lake Watch is planned for Saturday the 21st. Pat reported on the latest results from Lake Watch showing all levels of phosphorus, nitrogen and chlorophyll increasing from last report. The visibility is 1 – 1.75' and there is lots of algae.

There was discussion regarding the reasons for the rise in the nutrient levels. All Tallavana homeowners are encouraged to keep their septic tanks clean but most importantly, to keep the drain fields in top working order. It is difficult to determine how much "stuff" comes from the nurseries and sod farm and it was discussed that we should see if Sean McGlynn would check Hurricane Creek to see what is coming down from the nurseries and sod farm. The best time to test would be after a heavy rain.

Security: Rob Combs

Rob reported that Scott Ivey worked 20 hours for the Association in September and another 14 hours on duty with the Gadsden Sheriff's Department. Scott performed 22 vehicle stops and 65 house checks. Billy Kemp worked 20 hours in September. There were no warnings issued.

Rob will continue communications with Billy regarding Freddy Robinson who is trespassing and illegally fishing Lake Tallavana.

Gate: The new gate mechanism was replaced on the entrance side gate. The gate is currently working again. Bill contacted interested members and received help on working the gate.

Roads, Grounds & Dam: Kimsey Helms and Mike Jefferis

a. Safety/Speed signs – No update however, Mike mentioned that he would discuss signs with Peavy while they are in the community replacing culverts and resurfacing Tallavana Trail.

b. Paving update – Depending on weather, paving should begin next Monday, Oct. 16th. The culverts have been replaced and the headwalls are finished.

c. Culvert replacements – The culvert replacement work is done for 2006 Budget year. Culverts on Hickory that did not get replaced this year will be projected in the 2007 budget.

Member Earl Mills objected to the number of signs at the entrance. There was a consensus among the Board and attending members that the entrance to Tallavana was beginning to look cluttered with all the realtor sign. Mr. Mills suggested that there be a restriction to have only Open House signs only while they were occurring.

It was the consensus of the Board to draft a policy regarding signs at the gate and on homeowners' property. Realtor signs should be allowed on the property that is for sale but not at the gate. The only time a realtor can place a sign at the entrance is to advertise for an Open House. A draft will be presented to the Board at the November meeting.

COMMITTEE REPORTS

ACC:

a. ACC committee member replacement – Committee member Charles Norvell has resigned from the ACC. Per THA governing documents, President Tom Scott (via email) recommended Jim Grantham to fill the position for the remaining term of Charles Norvell.

KIMSEY HELMS MOVE TO ACCEPT TOM SCOTT'S RECOMMENDATION TO APPOINT JIM GRANTHAM TO THE ACC FOR THE REMAINING TERM TO END IN FEBRUARY 2007. LINDA RITCHIE SECONDED THE MOTION. MOTION CARRIED.

b. ACC Submittal report:

b1. Rejected: Mark Palmquist, 3211 Tallavana Trail, submittal for removal of a large leaning tree. Rejected because three ACC members could not agree that the tree was diseased.

b2. Rejected: Neil McDonald, 3000 Tallavana Trail, submittal for addition of a second driveway entrance. The ACC consensus was that the second entrance would cause a safety issue and the ACC could not see a justifiable ADA reason for the second entrance.

Mr. Neil McDonald appealed to the Board for his request for a second driveway entrance to be granted. Neil provided information on other driveways with 2 entrances that were granted approval by the ACC, one under ADA. Neil asked the Board for easier access to his home.

MIKE JEFFERIS MOVED TO REPEAL THE ACC REJECTION AND ALLOW NEIL MCDONALD TO CONSTRUCT A SECOND DRIVEWAY ENTRANCE TO ACCESS HIS PROPERTY. BILL OSWALD SECONDED THE MOTION. MOTION CARRIED.

b3. Approved: Wayne Tate, 20 Audubon Drive, submittal for a privacy fence along the full length and just inside the property line adjacent to the Lake Tallavana entrance road. Also approved: The removal of two obviously diseased pine trees. Mr. Tate will plant native trees in the buffer where the previous owner removed trees.

b4. Approved: Tom Norman, 145 Hickory Lane, submittal for replacement of siding screen enclosure, and deck. The deck will be extended in length only. Also approved for the removal of three obviously diseased or dead trees.

b5. Resubmit: Delbert McGarvey, 2753 Tallavana Trail, submittal for removal of three trees but will resubmit as a deck over water request.

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b6. Invalid submittal: Mitch & Rosanne Reanier, 3187 Tallavana Trail, submittal for a front porch was incomplete.

b7. Invalid submittal: Frank LaPete, Lot on Tallavana Trail, submittal for a house plan not considered valid until he owns the lot.

Details of the ACC report are attached to the minutes for the record.

c. Roche shed update – Discussed under Legal, item E.

d. Bravo shed update – Mr. Bravo has written his intentions to remove the shed after construction begins on a carport/storage and covered connection to the house; proposal to be submitted.

OLD BUSINESS

1. Deer Pass Survey – no update. Surveyor has not returned any of Mike Jefferis' phone calls.

2. THA Committees & chairpersons – no report.

3. Governing documents booklet – The printing is being done at this time. A flier will be mailed with the 4th Qtr. invoices informing the membership on the date the booklets will be distributed at the pavilion.

NEW BUSINESS

1. Software purchase – see above – reported and decided under Membership Relations.

NOTE: Don McEwen has declined to head the Budget Review Committee this year and indicated that he felt confident that Mike Jefferis and Debbie Robinson could take over the Budget Review. Mike and Debbie have begun work on the budget for 2007 and will be contacting Board Members for their project costs for 2007. They will also be contacting members to form the Budget Review Committee.

With no further business, meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Debra Robinson
Corporate Secretary

Complete ACC report on next page.

ACC REPORT TO THE BOARD

October 10, 2006

All submittals are current on their dues, per D.R. 10/1/06.

The following two ACC submittals were rejected.

- * Palmquist, Mark – 3211 Tallavana Trail, Removal of Large, leaning tree, probably in the buffer. Rejected because three ACC members could not all agree that the live tree was diseased.
- * McDonald, Neil, 3000 Tallavana Trail, addition of a second driveway entrance. The ACC consensus was the proposed second entrance is close to the curve, causing a safety issue. Also, 3 of the 4 members participating in the inspection could not see a justifiable ADA reason for the second entrance. Mr. McDonald was not present during the inspection and has been encouraged, by Andrena, to resubmit and participate in the inspection because he was not anxious to submit an appeal.

The following ACC submittals were approved.

- * Tate, Wayne, 20 Audubon, Privacy fence – Shadow box, dog eared, 6 feet high, natural pine, pressure treated, wood. To be constructed along the full length, and just inside, the property line adjacent to the neighborhood entrance road. The ACC considered this to be a justifiable request to buffer the entrance road noise and especially the entrance gate noise.

Also removal of two obviously diseased pine trees.

This week Mr. Tate will be planting 5 native trees, with a load of top soil, in the buffer that the previous lot owner destroyed.

- * Norman, Tom 145 Hickory Lane, Replacing cedar siding with Hardie board, replacing rotten boards on screened porch, replacing screen enclosure, replacing deck and extending it only in length, removal of three obviously diseased or dead trees.

To Be Resubmitted

- * McGarvey, Delbert, 2753 Tallavana Trail, Removal of three trees. Will resubmit as a deck over water request.

Insufficient Information or not valid

- * Reanier, Mitch and Rosanne, 3187 Tallavana Trail, Submitted plans for a front porch the day before the meeting, although we accomplished the inspection, he was unable to complete the required information for consideration.
- * LaPete, Frank, Tallavana Trail, submittal of a house plan for a lot that he expected to purchase. To date he has not purchased the lot. Submittal not considered valid for consideration until he owns the lot.

Issues Previously Reported

- * Front yard shed: Mr. Bravo has written that he intends to remove the shed completely after construction begins on a proposed plan to build a carport/storage and covered connection to the house.

Andrena Knicely, Chairperson, ACC