

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

The Annual membership meeting of the Tallavana Homeowners' Association, Inc. was held on Saturday, January 24, 2004 at the Tallavana Christian School gymnasium.

Board of Directors present: Kimsey Helms, Jean Wood, Linda Ortiz, Tommy Baker, Don Magruder and John Staron.

Absent: Billy Cabanas

A. Election of Chairperson: President Kimsey Helms called the meeting to order at 10:04 a.m. and stated the first order of business was to elect a Chairperson for the meeting.

MOTION BY PETE EVERETT, SECONDED BY VIRGINIA EVERETT THAT KIMSEY HELMS BE NOMINATED TO CHAIR THE MEMBERSHIP MEETING. MOTION CARRIED.

Chairperson Kimsey Helms took a few minutes to remind everyone that we were meeting in the gymnasium of Tallavana Christian School and that we should conduct ourselves accordingly. Kimsey also pointed out that we have a very full agenda and asked that questions be kept at a minimum or held until the Question and Answer portion of the meeting. Kimsey asked that cell phones be turned off so that calls are not received during the meeting. Kimsey reminded everyone that refreshments were available at the counter and that there were handouts and volunteer sheets on the information tables.

Kimsey asked if there was anyone recording other than the association secretary. There was not.

B. Roll Call and Certifying of Proxies: All the names of the members represented were called from the roll of the membership to be sure that everyone present registered. There were 56 members represented and 24 proxies, total qualified for a quorum.

C. Proof of Notice of Meeting: Debbie Robinson, Corporate Secretary, stated the notice of the annual membership meeting was mailed to the members of record on December 23, 2003.

D. Approval of Minutes of the 2003 Annual Membership Meeting: A copy of the minutes for the 2003 Annual Membership Meeting was provided for each member present.

MOTION BY TOMMY BAKER, SECONDED BY JOHN STARON, THAT THE 2003 ANNUAL MEMBERSHIP MEETING MINUTES BE APPROVED AS WRITTEN. MOTION CARRIED

E. Report of Officers and select Committees:

1. President's Report – Kimsey Helms

Kimsey started by stating that the association was started in 1975 and approaching 30 years old. The neighborhood has grown quite large and more complicated. There are 375 lots, 305 association members, 247 houses, and the 2003 tax value for all lots is \$23,238,903. The association has grown quite formable as part of the Gadsden County tax base.

Kimsey then directed his message to recognize the volunteers who have helped in the past year. He asked that all those who volunteered in any way during the year 2003 to please stand and be recognized. Kimsey then was honored to recognize Donna Johnson for her 26 years of service to the association, most of it volunteered. Although Donna's position as Secretary/Bookkeeper is paid, the amount of hours involved far out weighed the pay. When the association was young, it did not require the number of hours that it does today.

Kimsey asked Donna to come forward and be recognized. Donna was then presented with a gift certificate so that she and her husband Frank may enjoy an evening out. Then Donna was presented with a crystal clock in appreciation for her many years of service to our Tallavana Homeowners' Association.

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Kimsey said that he does not know of anyone in the Association who has devoted more time to assist the Board and the members that Donna has. The members were asked to join together in thanking Donna and Frank for all their time and efforts.

Kimsey then thanked our new secretary to the Board, Debbie Robinson, for agreeing to take this position and allowing Donna to retire after 26 years. Debbie has learned this past year just how much work this position includes and is up to the challenge. Kimsey also thanked her husband, Gary, for allowing her to devote so much of her time to her Tallavana duties.

Kimsey then recognized the Board members who served this past year. The board is a varied group of individuals who did not mind expressing their opinions about the issues presented to them this year. There was not always complete agreement on every issue but the democratic method did work. Kimsey expressed his respect at the diversity expressed by this Board and thanked them for their efforts and time. Kimsey reminded the membership that none of the Board members are paid and that every issue they voted on could not please all the members. The Board truly had the best interest of the majority of the members and our Association when it came time to vote on the issues.

Special thanks are due to retiring Board members Billy Cabanas, who served as Secretary and co-chairperson of Lake Management and John Staron, who assisted with roads and maintenance projects. Linda Ortiz, who coordinated Member Relations & Communications, will run again for the Board. Billy Cabanas could not be with us today so please let him know how much you appreciate his efforts as a Board member when you see him. Take some time today to thank all of your Board members for their efforts in serving this association. And remember to support your new Board members who we will be electing today.

Kimsey said he appreciated the opportunity to serve this year as a Board member and as President. He mentioned that the new Board would meet in a few days following this meeting to elect the officers for 2004. He asked the membership to try to make the time to attend the February Board meeting to meet the new officers and participate in the operation of the Association. He also asked the membership to volunteer to serve on committees or projects that are of interest to the members. Kimsey closed by asking that we make 2004 the best year yet at Lake Tallavana.

2. Legal Report – Don Magruder

The function of the Legal Committee is to provide liaison services between the Association and its legal representatives. This involves meeting with attorneys representing the Association, attending court hearings, mediation meetings, depositions and obtaining legal advice for the Board, particularly with questions involving covenants, Articles of Incorporation or Bylaws, which are the governing documents of the Association.

Don reported that we were successful in conducting a search for second attorney to represent the Association and arranged meetings between the attorney and the Board of Directors. Don provided liaison services between the Board and attorneys for such items as mediation, answering interrogatories and monitoring the on-going progression of two lawsuits. Don was able to work with the attorneys, the Board and the developers of two new housing developments in the Lake Tallavana community and also worked with other corporations and agencies such as Florida Power Corporation and Talquin Electric Company to bring about peaceful solutions to problems that arose.

The ongoing projects for 2004 are to continue to monitor land developments, continue reviewing the governing documents for needed changes to keep them current and to work towards final disposition of two lawsuits.

3. Lake Management – Jean Wood & Billy Cabanas

a. Dredging/Retro Fit Projects

Jean Wood began by saying she was sorry that Billy could not be here and that he has done a lot of work this past year as part of lake management. Jean did not go into details regarding the biologist's fish report as Billy had done so in the fall newsletter. We did finish dredging the D-8 arm area of the lake and are proceeding to the planning stages of the D-8 retrofit area. Plans had been submitted to the Florida Department of Environmental Protection for additional, smaller holding ponds; however, the

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FDEP would not approve the plans. The FDEP felt that our original plans were too invasive to the stream coming into the D-8 pond. We are currently working on revising the plans for re-submittal to the FDEP with hopes to receive our permit sometime in April. It looks like we will remain on target as far as the budget goes. We hope to have the contracts in place and look for construction to begin in May or June. All of this of course is depending on when we get FDEP and Army Corps of Engineers approval.

We will continue monitoring the water quality, which will be coordinated with the Lake Watch Committee. We will be doing some site evaluations including pre-design evaluations for Beaver Creek and Hurricane Creek. Our lake is at least 30 years old and is the heart of our community. We will continue to work hard to keep our lake healthy and beautiful.

b. Lake Watch Report – Pat Powell

Pat started by saying what activities the Lake Watch committee was responsible for. Lake Watch goes out on the lake once a month, regardless of weather, to five monitoring stations to take water samples, temperatures and check the vanishing point. Once the samples are collected they are frozen and dropped off at Maclay Gardens. From Maclay Gardens the samples are then picked up by the University of Florida for testing. Every three months the university sends us a report. Since 1991 the lake water quality has deteriorated. The levels of phosphorous, nitrogen and chlorophyll have almost tripled. In 1991 the vanishing point was at 4 feet and now it is at 2 feet.

Pat reported that there are many culprits for the deterioration of the lake but there are three main contributors. The first culprit is our septic tanks. Our septic tanks should be cleaned every 3 years, especially those around the lake. The second culprit is fertilizer used on our lawns. Pat suggested the use of liquid fertilizers as they absorb into the ground much quicker than the granules. The third major contributor to the lake deterioration is the cormorant population during the winter months. All three problems have continuously caused the water quality to decrease to where it is today. There are things that we can do to protect our lake by keeping our septic tanks clean, limit fertilizing our yards and use liquid instead of granular and continue with the cormorant control.

4. Roads, Grounds and Dam Maintenance – Kimsey Helms & John Staron

John Staron reported that with a lot of volunteer labor and a little bit of money, we were able to complete some projects this year that were greatly needed. In April, there was a great turn out of volunteers to replace the decking on the older, original fishing dock. The roof of the gatehouse and the sign out at the road received new cedar shingles, all installed by volunteers. There are plans in the works to replace the playground equipment and the amount is in the 2004 budget. Our existing playground equipment is approximately 20 years old and is in dire need of being replaced. Work was done on the lights on the sign on Mason Drive. And the last thing John reported was the need for some of the street signs to be replaced. To replace the wooden signs like what we currently have would be very expensive and alternatives will be looked into in this next year.

Kimsey Helms reported that in 2004 there is to be about 1 mile of paving which is budgeted for \$40,000. Also in the 2004 budget is allowance for an engineering study to be done on the culverts under our roads. Some of the culverts are in bad shape and this engineering study will help us determine which culverts will need replacing first. As earlier mentioned concerning the construction to take place in the D-8 pond area, we will not begin paving until after the construction and we are sure that there will be no heavy equipment traffic. Paving will not begin until late summer or fall.

5. Security and Gate – Tommy Baker

Tommy Baker reported that we have 2 security officers that each patrol approximately 20 hours per month. Officer Scott Ivey controls traffic speeding and performs house checks. Billy Kemp works security at the gate and lake. Both officers work off duty however; Scott Ivey does some on duty hours in the community.

Bill Oswald maintains the gate doing almost 99% of the gate repairs all on a volunteer basis. Bill has had to replace wheels, timers and miscellaneous parts to keep the gate working for us. There are

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other volunteers who help Bill with the maintenance or who open the gate for certain activities. As stated on the dues statements received earlier this month, there is a new phone number to activate the gate. This new number will go into effect on Monday. Tommy announced the new phone number. Tommy asked that the membership try to maintain the confidentiality of this number.

Kimsey thanked Bill Oswald for all his years devoted to the community as the gate maintenance man. Bill is looking to be able to pass his knowledge on to willing helpers. If you are interested and mechanically inclined, please see Bill.

6. Member Relations & Communications – Linda Ortiz

a. Volunteer Sign-up Sheets

Linda pointed out that as members entered the meeting area they passed a table that had sign up sheets for volunteers. She asked that we be sure to include name, address, e-mail address and phone number when completing the form. One of the committees that is not included on the volunteer list is a new committee called Lake Tallavana Community Enhancement Committee, Roxann Dunn, Chairperson. Linda gave Roxann Dunn a few minutes to explain the Lake Tallavana Community Enhancement Committee.

Roxann Dunn stated the purpose of the Committee is to address the concerns of Lake Tallavana property owners equitably in regard to the improvement of the quality of living within the whole community, particularly as it relates to various projects that would improve, sustain and preserve the deed restricted, private community of Lake Tallavana. Roxann asked for volunteers for Tallavana's future.

b. Architectural Control Committee (ACC) – Mike Mapstone, Chair
No Report.

c. Welcome Committee – Carolyn Palmquist

The Newcomer Welcome Committee was formed in 2001 for the purpose of greeting and welcoming new residents to the community and bringing them vital information of our Tallavana community as well as Gadsden County. A new item added to the information that is provided is a list of the committees so that they may have the opportunity get involved if they desire. The committee made 16 visits in 2003 and hosted two Newcomer parties, one in May and the other in October. All members are invited to greet and welcome the new residents at these parties. The Welcome Committee offers a package of note cards with pictures of Lake Tallavana and canvas bags with the Lake Tallavana logo. Both bags and note cards are available; bags are \$5.00 and the note cards are \$3.50. Members of the Welcome Committee are Eileen McMichael, Pat Powell, Gary Robinson, Sue Poss, Linda Ortiz, Skip Griep and Carolyn Palmquist. Carolyn thanked her committee for all their hard work and time.

d. Web-Site – Linda Ortiz

Linda reported that the web site has been running for two years and has lots of useful information covering the Association and Gadsden County. Some of the information that can be found on the web site is the history of Lake Tallavana, various committees and contact names, Board members and their phone numbers and the Board Meeting Agendas. The web site also has a "Message Board" where members can post items for sale, comments, suggestions or questions. The minutes of past Board meetings will be available to view in the near future. Since Linda has been tracking the web site usage, there have been 1,739 hits between June and December 2003. That averages to 290 distinct hits per month. If anyone has a suggestion for the web site, please contact Linda.

e. Newsletter Committee – Linda Ortiz

Linda reported that there have already been some changes to the look of the newsletter and hopes to be able to add some color to upcoming issues. Linda also reported that there would be more articles concerning the Gadsden County community that might be informative for Tallavana residents. Deadlines for articles to be placed in the newsletter are February 15th, May 15th, August 15th and

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November 15th. To send articles for the newsletter, just e-mail to newsletter@laketallavana.com. Linda stated that the newsletter committee would like to send a newsletter via e-mail between mailings of the quarterly newsletter. If you are interested in receiving an e-mail newsletter, please contact Linda and provide your e-mail address.

f. Social Committee – Jill Taylor

Jill reported that we had a very successful July 4th activity and mentioned that when looking at the total 2003 amount spent for social activities that \$1900 was for the fireworks for the Fourth. Jill thanked everyone who helped clean up after each activity. The Christmas social was sparsely attended but it was very cold. The Social Committee also provided food for the volunteer workdays and refreshments for the Annual Meeting. Jill thanked her committee and all others who helped. Kimsey added that the Social Committee is always looking for volunteers.

g. ESO – Tommy Baker reporting for Bob Harrer

The ESO is an organization that is independent from the Board but is organized in this neighborhood. The ESO's main function is emergency response in the case of a disaster in this area. The ESO is in desperate need of volunteers and Tommy asked for volunteers to indicate their interest in the ESO on the sign-up sheets. The greatest need of the ESO is a new leader to continue the direction of this organization has done well for our community.

h. Beautification Committee – Diane Sheffield

No Report

i. Pavilion Reservations – Donna Johnson

Donna reported that she would be keeping a calendar for the reservations for the pavilion. Members can contact Donna by calling or through the web site. The pavilion is not officially reserved until a \$25 check is received. Once your check is received, the pavilion reservation will be posted on the web site calendar so if any one else is interested in reserving the pavilion, they can see if it is available. The \$25 check is returned or refunded if the pavilion area is left clean and the sports equipment is returned. A volleyball net and horseshoes are available and can be picked up at Donna's house. If you need to have the gate open, please let Donna know so that she can have that arranged.

7. 2003 Treasurer's Report – Tommy Baker

Tommy stated that members should have received a 2003 Income Statement with their dues mailing and also there is a copy attached to the agenda. Tommy reported that the total 2003 expenses were \$152,004.84 and the total income was \$179,328.17. The 2003 ending balance in the sinking fund is \$197,797.60 and the 2003 ending balance in checking is \$5,571.15

8. Budget Review Committee – Don McEwen

Don reported that the purpose of the committee is to comb through all of the work plans, overall Board priorities and gather needed cost estimates then try to put it all together in the budget and balance it over the long term. The long-term budget helps us forecast expenses that come up every few years such as maintenance to the dam, road paving and lake restoration. The committee members were Donna Johnson, Lance Ortiz, Diane Sheffield, Roxann Dunn, Debbie Robinson, Skip Sheffield, Mike Mapstone and Don McEwen. Each person brought unique perspectives to the table and participated fully. We met several times over the past few months and included the board at our last meeting. We found by inviting the board, it helps them to learn how the budget works and keeps them more responsible. The resulting budget is balanced and will be able to handle the things that we need done. The dues will be remaining the same as last year and should continue at \$600 per year for several years in order to achieve what needs to be done without increasing the dues and keeping this neighborhood in good order. The Board adopted the budget officially at the January 2004 Board Meeting.

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F. Election of Directors

1. Nominating Committee Report – Tom Hanson, Chair

There are 3 current members whose terms are up in January 2004. They are John Staron, Billy Cabans and Linda Ortiz. John Staron and Billy Cabanas advised that they are not running for re-election but Linda Ortiz would be. Those members on the nominating committee are David Trimble, Tom Hanson, Douglas Crawford, Matt Puckett, Christina Gordon with Beth Harrer as alternate. Members of the nominating committee were chosen by the board at the November meeting and asked that Tom Hanson be interim chairperson until the committee meets. The first meeting on December 8, 2003 was adjourned because a quorum was not present. The committee met again on January 7, 2004, a quorum was present and Tom Hanson was voted as chairperson. The committee submitted the following names for Board consideration and for the January 24, 2004 Annual Membership Meeting ballot:

Tom Scott 3 year term
Donna Phillips 3 year term
Linda Ortiz 2 year term

2. Other Nominations

Kimsey Helms called for other nominations from the floor. There were no other nominations.

MOTION BY ALYCE PARMER, SECONDED BY PETE EVERETT THAT THE NOMINATIONS BE CLOSED AND WE PROCEED TO VOTE ON THE THREE NAMES PRESENTED. MOTION CARRIED.

Linda Ortiz and Tom Scott were given a few minutes to introduce themselves. Donna Phillips was not able to attend.

3. Voting

MOTION BY MARK PALMQUIST, SECONDED BY MILTON WOOD THAT THE NOMINATIONS BE ELECTED BY ACCLIMATION. MOTION CARRIED.

G. Old Business: There was no Old Business.

H. New Business: There was no New Business.

I. Questions and Answers:

Q. Alyce Parmer asked for an update of the legal issues.

A. Don Magruder answered that we have 2 processes of litigation. The same judge is handling both the easement dispute and the covenant violation case. The easement case has gone through mediation but will be called up again for another hearing. We do not yet have a date for a hearing for the covenant violation case and there is the need of time for discovery.

Q. Rod Pigott asked about the moving of the EMS ambulance station that was just across from the Lake Tallavana entrance.

A. Tommy Baker informed us that the lease was lost on the existing property but there is nearby property that is being considered for the Gadsden County EMS ambulance station.

Comment: Linda Ritchie noted that she has secured the deed for Quail Court and will be able to proceed with her development of Enchanted Forest.

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Kimsey mentioned that there have been some problems with vandalism at the restrooms at the pavilion. Although the problems seem to have stopped, the restrooms were extremely filthy. Kimsey thanked the Rawsthorne's for their hard work in cleaning the restrooms and keeping them maintained.

J. Adjournment of Meeting: With no further business, meeting was adjourned at 11:20 a.m.

Respectfully submitted,

Debbie Robinson
Corporate Secretary/Bookkeeper
Tallavana Homeowners' Association

APPROVED