

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

The Annual membership meeting of the Tallavana Homeowners' Association, Inc. was held on Saturday, January 30, 2010, at the Havana Health & Fitness Club.

President Linda Ritchie called the 2010 Annual Membership meeting to order at 10:05 a.m. The corporate secretary is recording for accuracy of the minutes; there was no one else recording.

Linda welcomed the members to the Annual Meeting of the Tallavana Homeowners' Association. She thanked Pat Powell and the Social Committee for the refreshments this morning and Larry Clayton, owner of the Health Club, for the use of the meeting room this year. The chairs are being borrowed from the Salem Methodist Church and First Baptist Church. Linda also thanked Debbie Robinson for pulling it all together so that we could meet in a nice warm room.

A. Election of Chairperson: President Linda Ritchie stated the first order of business was to elect a Chairperson for the meeting.

TOM SCOTT NOMINATED LINDA RITCHIE AS CHAIRPERSON FOR THE ANNUAL MEMBERSHIP MEETING. KIMSEY HELMS SECONDED THE NOMINATION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Linda stated that Roberts Rules of Order are being invoked.

B. Approval of the Agenda: No changes or revisions.

NEIL MCDONALD MOVED TO ACCEPT THE AGENDA AS WRITTEN. TOM SCOTT SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

C. 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 was registered. There were 57 member households represented and 49 proxies, total of 106 qualified for a quorum. Of the 49 proxies, 33 were designated to other members and 16 were designated to the President. The President will be voting her proxies.

D. Proof of Notice of Meeting: Debbie Robinson, Corporate Secretary, stated the notice of the Annual Membership meeting was mailed to 305 members of record on January 14, 2010.

E. Approval of Minutes of the 2009 Annual Membership Meeting: A copy of the minutes for the 2009 Annual Membership Meeting was provided for each member present. There were spelling/grammar corrections to the 2009 minutes.

Following up on a comment in the President's Report, Bobby Boatright asked if the blueprints for the riser pipe have been received. Neil McDonald answered we were given the impression that we would receive blueprints but since then we have found out the blueprints would not be available.

Following up on a comment in the 12-pipe spillway update, Bobby Boatright stated the report said that Marc Cocks would be purchasing at cost and installing the sod on the back of the dam. Bobby asked if that did occur. Earl Mills answered that bids were sought for the project; Marc did not do the work.

LARRY JONES MOVED THAT THE MINUTES OF THE 2009 ANNUAL MEMBERSHIP MEETING BE APPROVED AS CORRECTED. NEIL MCDONALD SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

F. Report of Officers and Select Committees:

1. **President's Report** – Linda Ritchie (copied from written report)

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As you know we lost a Board member last year, Rick Kornmeier, after a brave battle with cancer. Even when Rick could not attend Board meetings he would be in touch with me by email, checking in on what we were doing and asking if he should be researching anything for the next meeting. Paris Griep, known as Skip, an active member of the Lake Committee, lost his battle with cancer last year and will certainly be missed by his committee members. Martin Greenburg and Bonnie Tanner are two other members who recently passed away. I understand Martin Greenburg was an active FSU fan who loved the Seminoles. Bonnie Tanner was a long time resident, living in the subdivision from 1993 to 2005. Our thoughts and prayers go out to all their families and we certainly want to let them know they will be missed by their neighbors and friends. In memory let us have a moment of silent prayer.

This past year was a busy year for the Board. As you know we meet once a month and then attend meetings with our committees; included could be Special Meetings, Budget Committee meetings, ACC and Local Government meetings, especially if a subject important to our area is being discussed.

The Board and Committee members are all volunteers and people like you who have decided to make a commitment to serve and take an active part in the management and the planning of future projects in Tallavana. We do not always agree on every issue but we all agree that we want to do what is right for the management of our roads, dam, spillway, gate, common areas, holding ponds, lake quality and emergency problems that can come as sudden as a summer storm.

I personally want to thank my fellow Board members for their respect and cooperation this past year and to all the committee members who took the time to tackle and solve some of the issues before the Association during the year. Our Lake Committees and Road, Grounds and Dam Committees have been on top of things this year even with a tight budget. Earl Mills, along with his Chairman Kimsey Helms have looked into every road issue, trying to solve some of the ditch and culvert problems we have in our aging infrastructure as well as repairs that are going to be needed in the near future.

A special thanks to all of you who volunteered for the special work days and for those who are busy people but can still give an hour or two when it comes to clean up, planting, painting or staining and trash removal. I thank the Social Committee who fed us on special work days and who decorated the pavilion for Christmas and hosted a great New Years Social at the Pavilion. And, a special thank you to Debbie Robinson who helped me dot my i's and cross my t's to keep me on track.

A thank you goes out to Scott Ivey for going above and beyond the call of duty; always offering to help residents, even when he is off the clock.

And many thanks to the chain saw gang committee who show up when trees are down after a storm to clear the roads, chainsaws in hand, sometimes in the middle of the night, pouring rain and wind, also checking in on residents. Just to name a few: Tom Scott, Debbie and Gary Robinson, Mac, (Neil MacDonald), Kimsey Helms, Earl Mills, Scott Ivey and Marc Cocke. I apologize if I left anyone's name off the list but please know your help is greatly appreciated.

Before we hear the Committee Reports, I want to briefly go over some of the things the Board has been involved in this past year.

2009 was a tough year for Tallavana with a record number of properties on the market for sell and the dues coming at a slower pace than ever before. Because of the economy, we have looked at our budget, balanced a few things and made it work. And, we have made a commitment to make it work again in 2010 with no new increases in assessments for the coming year.

We bid out and completed the sod installment of the dam. Now if we could just figure how to tie Marc to something while he mows it.

Because Tallavana needed to be in compliance with the water level determined by the Northwest Florida Water Management District, we ordered a survey to determine the elevation and the water level at the standpipe. Bobby Boatright, our newest Board member, stepped in and did a great job replacing the damaged collar and grate at the standpipe.

The Board met with local Nursery owners and discussed our lake issues and they in turn gave us a full report of what they were doing to be in compliance with new regulations for water quality and control and to protect run off from their locations.

Sean McGlynn with McGlynn Laboratories has been testing and writing up the reports on our lake on a

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quarterly basis and working with the Lake Committees in the hopes of seeking a grant in the future. Also Sean along with Diane Sheffield and her committee reached and settled an agreement with Lambert Farms to solve sediment problems that were draining into the D8 pond.

I met with the owners of a piece of property at the end of Beaver Creek Road adjacent to an easement owned by Lake Tallavana in the hopes of securing an emergency exit. In the event of a catastrophic event on the dam the homes on the other side of the dam would need another way out. The Board agreed to the terms offered by the owner and now that we own the property we are working on an emergency exit should we need another way out. Kimsey Helms, Earl Mills and Diane Sheffield are my Emergency Exit Committee.

Cheryl Roberts and I met with officials of Talquin Electric and Water Management to discuss the possibility of increasing the size of some of our waterlines so fire hydrants could be installed in those areas that currently have lines too small to support fire hydrants. Although this would be quite expensive, they have agreed to do a survey to determine the expense. Mark Stamps called me a couple of months ago to let me know we are on their schedule for some waterlines from previous funds not needed.

Most recently, the Board agreed to order a title search of the 109 acres that included the roads that were previously believed to be owned by James Heidenreich. Mr. Heidenreich has notified the Board that he will sue for easement onto Pine Top Road unless we agree to give him access. The Legal Committee chaired by Jim Poss along with Don Magruder and Mark Palmquist and myself has spent many hours researching and helping the Board reach a settlement on how to resolve the problem.

Today we have written reports for the membership to review on the cormorant issue and to show why the Board has taken the stand to protect the life and quality of the lake as well as the local birds and their nesting areas. The hand outs are available on the back table.

Concerning the message board at the website; I was one of the biggest supporters of this message board but realized after reviewing the emails and complaints from homeowners trying to sell their homes that we need to protect homeowners from slander and false statements as well as chit chat that does not contain constructive complaints and ideas. So we need to put some rules in place. We will be working on this at the next meeting.

One last thing, Tom Scott's term is up on the Board and he is returning to earth. We cannot afford to lose such a valuable source of information and knowledge on lake issues that he has contributed to the Board all these years so he has agreed to stay on with the Lake Committee. Besides, who will we get to row out to the standpipe in the middle of a storm to turn the valve to release the water?

My Mom has a saying if you want something done, ask a busy person. So, all you busy people sign up on our volunteer sheets and become a part of the team that keeps Tallavana moving along.

I am going to ask the membership to save questions for the Board and the Committees for later in the program. We need to get through the reports and election of Directors and then we will open up the floor for discussion.

2. Legal Report – Jim Poss

On February 10, 2009, President Linda Ritchie announced that she would like to form a Legal Committee to assist her and the Board with legal matters as they arise. The formation of the committee was announced at the March Board meeting. Members of the committee are: Jim Poss, Chair, Don Magruder, Mark Palmquist and Linda Ritchie. The first meeting of the committee was May 12, 2009.

The scope of the committee was to initially review the ACC Section 200 for noncompliance issues with the newly published state statutes. The original ACC Section 200 was well written but does not comply with the changes in the revised state statutes. The committee then expanded their review to all of our governing documents. Again, the governing documents should be brought in line with the state statutes. The committee then had to address the ingress/egress issue of Pine Top Court. The legal committee makes recommendations to the Board, with justification using references, with the final decision to be made by the Board.

The references used by the committee are: State Statutes, Governing Documents, *The Law of Florida Homeowners' Associations* by Peter Dunbar and more recently, *Robert's Rules of Order, Newly Revised, 10th Edition*.

The committee thus far has a pending version of the ACC Section 200 Guidelines and a pending action involving the roads within the 109 acres. The committee recommended and the Board approved the use of

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Robert's Rules of Order to keep order and efficiency at meetings.

The goals of the committee are to be continually proactive in identifying potential issues and to revise the Governing Documents to comply with the harmony and conformity of the community and the most recent state statutes. Meetings of the committee are published on the website and both bulletin boards. The meetings of the legal committee are open to all members and participation is encouraged.

3. Lake Management – Tom Scott & Neil McDonald (copied from Tom's written report)

This year, Lake Tallavana had Dr. Sean McGlynn working with us as our lakes biologist. With the able assistance of Diane Sheffield, Sean has taken quarterly water samples to assess the water quality of the lake. The aim of this is to get Lake Tallavana on DEP's TMDL list. The analytes measured included Temperature, pH, specific conductance, dissolved oxygen, fecal coliform bacteria, water color, turbidity, chloride, total suspended solids, biochemical oxygen demand, chlorophylls, nitrate + nitrite, ammonia, and phosphorus. The results indicate that our lake is in need of some TLC.

The January 2009 Florida Lakewatch report lists Lake Tallavana in the hypereutrophic category, their worst lake category, due to levels of Total Chlorophyll, Phosphorous, and Water Clarity. Florida DEP lists our lake as an impaired water body due to nutrients – nitrogen and phosphorous – listing possible sources as residential development and agriculture. A sampling run up Hurricane Creek revealed increasing nutrient concentrations upstream. Meetings with the nurseries in the headwaters of Hurricane Creek were promising. The nurseries are trying to improve their water quality which will affect our lake in a positive manner.

Recommendations from Sean include:

- 1- Help the nurseries get grant funding to clean up their older stormwater ponds.
- 2- Develop a plan for a filtration marsh within the Sheffield Preserve.
- 3- Re-evaluate the Magnolia Hammock Creek drainage with establishment of trails and conduct plantings in the ravine now that the cattle are fenced out of it.
- 4- Develop a plan for the removal of accumulated silt in the Beaver Creek Drainage.

McGlynn Laboratories successfully completed 4 quarters of TMDL water sampling. The data runs have been accepted by FDEP. The lake is listed as "verified impaired". They are scheduling a TMDL to establish the amount of nutrient reductions that have to occur for Lake Tallavana to be a healthy lake. This will set pollution reduction goals for the lake. Immediately following the TMDL will begin the Basin Management Action Plan (BMAP). There is enough data to show that Lake Tallavana is not polluting itself. The final TMDL process is to implement the changes necessary to clean up the lake. One option, that FDEP appeared to like, is to run Hurricane Creek through constructed marshes/ponds in the Sheffield Preserve. We will be prioritized for funding by FDEP by virtue of our TMDL status.

Just before the lake returned after last year's drawdown, Diane, Gordon Patton and Andrew Williams a soil scientist with the NRCS did some muck sampling and probing at the north end of the lake. This will provide valuable information should the BMAP process recommend removal of nutrient laden sediments. Unfortunately, the day of the muck mapping was the day the heavy spring rain filled the lake preventing further probing in other areas of the lake.

Plans for 2010 include completing the Lake Management Plan, and shoreline vegetation planting to aid in nutrient removal and providing habitat for baby fish.

Exotic vegetation needs to be controlled on the lake and shoreline. The Board will be investigating the possibility of spraying for the invasive species with the assistance of our fisheries biologist, Bob Rousseau.

Please help control these plants by removing any of them growing on your shoreline. This includes elephant ears!

Fish Population

Bob Rousseau and Charlie Messing conducted the 2009 survey on April 30, 2009. Each year, the survey is done in April so each year is comparable to previous surveys. Since a survey was not conducted in 2008, the 2009 survey is compared to that of 2007.

The fish population survey was conducted by electrofishing at selected stations for ten minutes. The

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types and numbers of fish recovered were noted. Large-mouth Bass were weighed and measured to determine the general health. The fish population is dominated by Bluegill (71%) followed by Large-mouth Bass (16%) and redbreast sunfish (5%). The remaining portion of the fish population includes common carp and gizzard and threadfin shad. Common carp numbers are significantly reduced compared to previous years due to electrofishing and floods washing carp downstream.

Large-mouth Bass produced during the 2001 drawdown continue to dominate the bass population. The age 6 to 8 bass are in the 19-25 inches range and weigh 6-10 pounds. Low numbers of young bass appear to have survived the 2007, 2008 and, potentially, 2009 spawning seasons due to limited aquatic habitat. The bass continue to be in excellent condition based on the length to weight measurements.

It is recommended that the bag limit for bass under 20 inches be restricted further to aid in the recovery of the younger bass population. It is also recommended that restocking of younger bass be considered.

The black crappie population was rebounding until the recent low water levels for dam and spillway work. There are low numbers of fish but they appear healthy upon visual inspection.

Aquatic Vegetation

Shoreline vegetation is primarily *Juncus sp.* around most of the lake. The exotic weed Alligator Weed is spreading in the northern portion of the lake. It is recommended that the expansion of Alligator Weed be monitored along with Water Hyacinth and *Salvinia*. Herbicide treatments may be necessary. Homeowners are asked to monitor the weed populations and notify the Board if the exotics become a problem.

Water Quality

The water quality parameters measured and the results included:

Total Hardness – 68 ppm

pH – 8.0

Conductivity – 95 micromhos/cm

Dissolved Oxygen (DO) – 10 ppm at the surface (78 F)

DO showed a profile of decreasing with depth from the 10 ppm at the surface (lots of oxygen in the surface water layer) to 1.0 ppm at a depth of seven feet. This means the lake is stratified with respect to oxygen content. The recommendation is to install aeration systems to improve oxygen levels and water quality in the deeper sections of the lake.

The lake continues to have water-quality issues due to nutrients coming from septic tanks, lawn fertilization and the agricultural operations within the Lake Tallavana watershed.

Cormorant Problem From Sean McGlynn (Highlights of written report available as a handout)

After a thorough review of the Cormorant situation in Lake Tallavana, I have come to the conclusion that these birds pose a threat to the native wildlife as well as possible habitat disruption. Cormorant feces are a source of nutrients. Fish eaten in the lake, when returned to the lake as feces, are not, by themselves a net loading of nutrients, since the fish came from the lake, however these nutrients are transformed into more available and potentially harmful forms, more available for eutrophication processes. Significantly, the transformation of the live fish into feces yields fecal coliform bacteria. Avian fecal coliform bacteria are both a net load and a health concern.

It is reported that flocks of over 1000 Cormorants are common during the winter months on Lake Tallavana. The continued effort of the local community prevents these birds from roosting and living on the lake. If the Cormorants lived on the lake, instead of roosting elsewhere, the nutrient and bacteria load would at least double since Cormorants have been shown to defecate more when they are resting during the night. Roosting Cormorants have been shown to eventually kill the shoreline vegetation, even the trees, by covering them with excrement.

In short, it is a very positive step to discourage Cormorant residence at Lake Tallavana. Some people may not be pleased at this prospect, but overall the ecology, the health of the lake as determined by its water quality, fish population, bird species richness and vegetative health will be improved if the Cormorants can be

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dissuaded from residing in Lake Tallavana.

Lake Level Issues

The Board agreed sometime ago that we will open the gate valve in anticipation of tropical weather or heavy rains - more than 6 - 8" expected. It is not possible to lower the lake in anticipation of summer thunderstorms or rains due to fronts because of the hit-and-miss nature of the storms.

Opening the gate valve lowers the lake slowly - at a rate of approx 4 - 6" in 24 hours. Runoff in the watershed causes the lake to rise approximately 6" for every 1" of rain. The math for an expected 6" rainfall says we have to open the gate valve 6-9 days in advance, dropping the lake level 36". As is evident, given the rate at which we can lower the lake, the gate valve must be opened many days in advance of a storm or front. The current state of meteorological forecasting does not allow for accuracy many days in advance of a weather event. If the lake level is lowered in expectation of a major rain event and the event does not materialize, the lake remains low for some time.

Our new overflow area is designed to take care of high water in a much more efficient manner. When the water level is high enough to be flowing through the overflow area, opening the gate valve does nothing to speed up the lake draining back to normal levels. It is simple physics. Once the stand pipe is taking as much water as it can, opening the gate valve (which uses the same outflow pipe) does no good because the pipe is full. We have to live with the lake level fluctuations in the same way people living on a natural lake have to do. We are fortunate that we have the ability to lower the lake in anticipation of major weather events and prevent serious flooding.

Neil McDonald reported that he and Bill Oswald conducted limited shocking for carp. They harvested somewhere between 100-200 German carp in 2009. Currently the motor for the shocking boat needs repair. Shocking will resume once the boat is running and we receive our new permit.

Lake Watch Report – Pat Powell

Pat thanked Lorie Crawford for the use of her boat and Lorie's brother for navigating while the committee collected water and data. She also thanked the LakeWatch volunteers.

The budget for the University of Florida has been cut to the point where we have had to adjust the number of times we go out and number of stations from which we collect our samples. We are to sample three stations instead of five and we are to collect every other month instead of monthly. Tallavana does not pay for this program, the savings go directly to the state.

Anyone interested in helping with LakeWatch should contact Pat. They will have to go through a 1-hour training in order to be certified for LakeWatch.

4. Roads, Grounds and Dam Maintenance – Earl Mills (copied from written report)

The following are some highlights from 2009.

- Finished up the 12-pipe spillway project. (This was in process when I took on this position)
- Removing trees, grading and sodding the back side of the dam. (Also in process)
- Power wash and seal the pavilion and docks.
- Creating drainage ditches along roads.
- Continuing to add material to return the crown to the unpaved roads.
- Major Cleanout of D-8 Pond using large equipment for a total clean out.
- Replace guard cable on back side of dam. Three times.
- Emergency replacement of major culvert across unpaved portion of Tallavana Trail.

Due to the periods of heavy rain this past year, the unpaved roads have presented some challenges. Many times we could not respond to member's concerns because the roads did not have time to dry enough for grading before heavy rains returned. However, I would rather have that than the droughts we experienced in the past several years.

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We expended very little funds on the paved roads so we were able to transfer funds to the unpaved roads to add material and we will continue to work on that this year.

This has been a very interesting and challenging year for me as I had and still have much to learn about Lake Tallavana.

I want to take this opportunity to again thank the board, Kimsey Helms (Construction Committee Chairman) and other members for their help and guidance. Several times throughout the year members stopped to offer their assistance when we were working on a project.

Please continue to volunteer. We need not only your physical help, but even more important, your expertise.

5. Security and Gate – Rob Combs (from written report)

As Board member over security for the past several years, Rob stated he found the job to be a learning experience with challenging decisions.

Considering the downturn of the economy this past year, Lake Tallavana had very few problems, if any, in relation to crime, such as theft and house burglaries, and we should consider ourselves fortunate that this trend has continued. Scott Ivey and Mike Fish do a tremendous job in keeping this community safe. Both have been effective in keeping trespassers out this past year and respond immediately when called upon. Our FWC Officer, Mike Fish, launched his boat several times this past year in an effort to confront trespassers in boats on the lake.

We are taking somewhat of a tougher stance on speeding violations in Lake Tallavana due to numerous complaints and the safety of our residents who like to get out and walk and bike ride. A vote was taken recently by the board to allow a warning the first time and a citation for any subsequent speeding violations. So let's keep our residents safety in mind when traveling in and out of Lake Tallavana and slow down a little bit. You might be surprised at how much more of our beautiful community you'll see.

I know many of you are concerned as to when our gate is going to be repaired and in operation again. I ask that you bear with us for awhile longer as we continue to work with the company contracted to conduct the repairs.

I believe many of you are aware of the deer that have died this past year in our community by mysterious and unknown causes. Mike Fish has been in contact with wildlife biologists in his agency that have offered to help us determine the cause of these mysterious deaths. If you happen to find a deceased deer that appears to have been deceased within the past 24 hours, please contact myself and/or Officer Fish so that we can assess the deer and get it to the biologists who are prepared to have an autopsy conducted so that we may be able to determine the cause of death.

In conclusion, lets continue to keep Lake Tallavana one of the safest communities in Gadsden County by watching out for one another and lending a helping hand to our neighbors in need. God bless each of you in 2010.

6. Member Relations & Communications – Per committee chair

a. Volunteer Sign-up Sheets

A lot of the work that is done around Lake Tallavana is done by volunteers. Volunteer work helps to keep costs down instead of paying for the work to be done. There are several areas members are needed to serve. They may designate those areas on the volunteer sign-up sheets.

b. Web-Site

The message board on the Lake Tallavana website had to be taken off-line due to misuse. The Board will be discussing ways to keep the message board positive and constructive. All shutter-bug members are invited to send their photos of Lake Tallavana to the webmaster for posting on our site.

c. Newsletter Committee

The newsletter for Tallavana is quarterly with the next deadline of Feb. 15th. All members are encouraged to submit letters and/or articles.

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We had two socials in 2009. We had a light turnout for July 4th picnic. Although the Association was not able to sponsor fireworks, individual neighbors contributed to a nice firework display. The Christmas Social was postponed to New Years due to bad weather. The turnout for New Years was also light but those attending had a good time.

e. Pavilion Reservations – Debbie Robinson

There were not as many pavilion reservations in 2009 and a few cancelled due to rain. To reserve the pavilion, contact Debbie Robinson by phone or email. A \$25.00 refundable deposit is required to hold your date. The deposit is refunded if the pavilion area is found clean after your event. Debbie asked for a 72-hour notice for horseshoe/volleyball equipment and for a gate opening. This allows enough time for your request to be accommodated.

f. Emergency Preparation Committee – Debbie Robinson for Cheryl Roberts

Cheryl and Debbie attended several meetings with Neighborhood Emergency Preparedness Planning (NEPP) in 2009. NEPP started to require more paperwork and documentation with deadlines that neither Cheryl nor Debbie could meet. The NEPP program was becoming something besides what is really needed in Tallavana. The return of the questionnaires was a disappointment. The information that was being sought was not to dig into private lives but to become aware of those who might need help in an emergency and those who would have the resources to fulfill those needs.

At this time, personal issues are in the forefront but we have not given up. It is our hope that it does not take a disaster to wake up the community for them to see the need for being prepared.

6. Architectural Control Committee (ACC) – Pat Powell

Pat introduced the committee members: Kimsey Helms, Linda Ortiz, Gary Robinson, Jim Grantham, Pat Powell and as alternate, Dorothy Ross.

The ACC reviewed 36 submittals in 2009. Most of the submittals were for tree removal and roof replacements. Submittals also included 1 shed, 2 docks, 3 carports, 1 room addition, driveways, paint changes and wood rot repairs. There were 2 submittals for new homes.

8. 2009 Treasurer's Report – Bobby Boatright (copied from written report)

- Total incoming revenue was \$180,773.79.
- Routine operating expenses were \$100,731.47.
- Major project expenses were \$155,230.72. Mentionable major project expenses included:
 - \$10,010.50 for emergency exit property purchase and closing;
 - \$37,500.00 for removal of trees on the back side of the dam;
 - \$17,500.00 for sodding the back side of the dam; and,
 - \$65,787.16 for completion of the 12-pipe spillway. History, in 2008, a \$75k grant match (25% of \$300k construction estimate) was HOA approved but not used; it was rolled forward into 2009; and, was used to complete the spillway and dam work.
- Reserve account balance (CD's, money market and savings) at the end of 2009 totaled \$110,157.35.
- Checking at the end of 2009 was \$1,168.49.

Copies of the 2010 Detailed Budget are available to the membership and were asked to sign-up if they wanted one.

9. Budget Committee – Don McEwen (copied from written report)

I want to thank everyone who participated in the Budget Committee during 2009. Many of them were Board members, who provided invaluable information and guidance. I especially want to thank Debbie Robinson who tirelessly updates our records and 10-year budget model every time new information becomes

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available and brought a computer, projector, screen, and handouts for every Budget Committee Meeting. The committee has crafted a budget for 2010 that will enable us to continue to maintain our community in good order, address our most critical projects, and continue to hold our annual assessments to \$600 for one more year.

For any new members here today, the mission of the THA Budget Committee is to consider all the priorities of the THA Board of Directors and the priority needs of the community and to recommend a budget and assessment rate that would accomplish the overall objective. That objective is to maintain the community in good condition such that it:

- a. Meets owners' quality of life expectations,
- b. Is ecologically healthy,
- c. Maintains our property values,
- d. Sustains a fiscally viable homeowners association, and
- e. Maintains reasonably stable assessment rates.

The approach we use to do this is to look at all the expenses we can anticipate within the next 10 years and make recommendations to the Board (regarding the next fiscal year) regarding anticipated expenses, scheduling of major projects, and assessment rates needed to accomplish the priorities.

During this past year, we held a series of six open budget meetings in the evenings. Participants generally included board members and those who volunteered to serve on the Budget Committee at last year's annual meeting.

Much of our focus during each meeting was on special projects that were proposed and written up in the same format we used last year. This format was very helpful in assessing the full cost of any proposed project so that we could prioritize, plan and schedule more effectively.

Budget Highlights for 2010:

- a. Culvert replacement budget was increased to \$17,000 for 2010, in order to address damages and potential failures caused by the heavy rains we had this past year.
- b. Dirt road gravel improvements increased to \$12,000 for similar reasons.
- c. Development of grant proposals for future water quality improvements and muck removal.
- d. Dam safety inspection, specifically regarding concerns about the stand-pipe and out-flow system.
- e. To help keep expenses to a minimum, the Committee agreed that no funds should be budgeted in 2010 for 4th of July fireworks.
- f. Also note that the Emergency Exit was postponed until 2011 because the Reston property owner who was willing to connect an emergency access road through her property to our roads had to delay her plans.

Based upon all this input, we recommend a budget to the THA Board. The Board adopted that budget at its regularly scheduled meeting earlier this month on Tue. 1/12/10. The Board decided that:

- a. The assessment fees are to remain at \$600 per year for 2010.
- b. The total budget is set at \$166,246
 - i. Of that, \$122,746 (or about 74%) is for routine operating expenses
 - ii. \$43,500 (or about 26%) is for Major Project Expenses which includes: Culvert replacements, gravel improvements on dirt roads, ditch cleanout, and grant applications for future water quality restoration.

The work we have done on our 10-year budget model shows us that this is the last year we can keep the assessments at \$600. Due to inflation and the postponement of projects that are finally catching up to us, we will necessarily have to increase assessments beginning in 2011. These projects include road paving, the completion of an emergency exit, and possibly the replacement of the stand-pipe system that goes through the dam.

If you have any special knowledge, skills, or cost estimating abilities that will be useful in planning future budgets, we encourage you to indicate your interest in serving on the Budget Committee on the sign-up sheet.

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We hope to begin working on the next 10-year budget plan sometime in late spring or early summer. Please come out and help us. Thank you.

10. Corporate Secretary/Bookkeeper – Debbie Robinson

Debbie thanked all those who helped with the meeting including those who helped with the preparation prior to the meeting and those helping at the meeting. She reminded the members to use the THA Drop Box for their payments. The box is checked several times a day.

Anyone needing auto decals, boat decals and gate cards should contact Debbie. The gate cards are getting old and new ones are available if the old card no longer works.

We currently do not have a Welcome Committee but Debbie welcomed seven new families to the community and asked that they stand and be recognized. Debbie mentioned that President Linda Ritchie is looking for volunteers to man the Welcome Committee.

H. Election of Directors**1. Nominating Committee Report** – Pat Powell

At the November 2009 Board of Directors meeting the following were selected for the Nominating Committee: Jim Poss, Kimsey Helms, Cheryl Roberts, Mike Mapstone and Pat Powell.

The Nominating Committee met on December 4th and it was agreed that the following members would be presented on the ballot at the Annual Meeting: Rob Combs and Marla Griffin.

Terms expire for Rob Combs and Tom Scott. Tom indicated that he did not wish to return to the Board. Both positions on the Board are for three year terms.

2. Nominations from the floor

There was a call for nominations from the floor.

LINDA KORNMEIER NOMINATED BILL OSWALD. RICHARD HEALY SECONDED THE NOMINATION. BILL OSWALD WAS NOT IN ATTENDANCE BUT ACCORDING TO NEIL MCDONALD, BILL WOULD ACCEPT.

It was asked if there were any other nominations from the floor.

It was then asked if all candidates were members in good standing. They were.

MARK PALMQUIST MOVED TO CLOSE THE NOMINATIONS FROM THE FLOOR. KIMSEY HELMS SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Rob and Marla were given a few minutes to address the membership.

3. Voting –

Ballots were gathered and turned over to a committee for tallying. Cathy Goodman, Lisa Slater and Jeannette Grantham tallied the ballots. Following are the results of the ballots:

Rob Combs – 93
Marla Griffin – 69
Bill Oswald – 47

I. Old Business: There was none.

J. New Business:

Fireworks – Dona O’Neal: Many agree that having the July 4th fireworks is one of the best community celebrations we have. Dona spoke with Linda Ritchie about fireworks in the 2010 Budget. Linda explained that due to other costly projects, the fireworks were not in the 2010 Budget. Since Don Jones was no longer able to provide our fireworks the costs could go between \$3,000 and \$5,000 dollars. Linda encouraged Dona to seek estimates.

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Dona made several inquiries to gather as much information as possible. She searched online for pyrotechnic companies and made several calls to them. A company was decided on with an estimated cost of \$3,500. The fireworks show would be comparable to the ones we have enjoyed in the past. The company was licensed and insured.

Dona submitted a THA project proposal to the budget committee for consideration of fireworks in future budgets. However, for 2010, Dona advertised that she would be collecting donations to fund the July 4th fireworks. So far she has collected \$350 with another \$450 pledged. All contributions will be returned if the goal of \$3,500 is not met. The entire amount is required before a contract is signed. Please contact Dona if you are interested in being a part of this fund raising project. All checks should indicate that they are for the fireworks fund.

K. Questions, Answers, Comments:

Comment: Jim Bock – Emerald Waste has pulled out of the area. If you have paid for service past this point call Emerald Waste for a refund. Their number is 800-947-6422. Jim asked for a notice on the bulletin board informing others of the same.

Comment: Mary Nall – She is now president of the Gadsden County Humane Society. One of her goals is for the Society to be more visible and engaged in the community. The organization is run by volunteers. Anyone wishing to help out would be welcome.

Question: Mary Nall – If she wanted to purchase some bass fingerlings, would it be okay to release them in the lake? She would discuss this with the Board before doing anything.

Answer: Bobby Boatright – It was explained that during the Annual Fish Survey our fishery biologist, Bob Rousseau, cautioned that a lake can be overstocked. Before any fish stocking takes place, we should seek the advice of the fishery biologist. It was also mentioned that we should be very careful of the source from which any fish are purchased.

Comment: Andrena Knicely – There are tallow trees growing around the lake and should be destroyed before they bloom. Tallow trees are very invasive. Andrena suggested pictures of the invasive plants be printed in the newsletter and on the website.

Question: Alyce Parmer – It was noted in Tom's report of all the elements in the water quality of the lake. She asked if it was safe to swim in the lake.

Answer: Tom said the only thing that would pose a problem is fecal coli form, which is not the problem; the other nutrients did not pose a threat. He said the water may not be pretty but it was safe.

Comment: Alyce Parmer – Alyce commended Don McEwen for what he has done over the last 20 years with the budget, keeping the dues steady and the neighborhood maintained.

Question: Is there going to be an increase in the next couple of years.

Answer: Don McEwen – The 10-year model indicates that there will be a need to increase the assessments from \$600 to \$700 but we are not sure if it will happen in 2011 or the year following.

Question: Alyce Parmer – According to the Fish Survey, does the carp population compare with the real problem that we are seeing?

Answer: Tom Scott – A fish survey was not done in 2008 so the comparison is from two years ago. The carp population does seem to be diminishing. The numbers are way down. Some of the decrease comes from shocking but hundreds of carp went through the twelve pipes during high water.

Question: Alyce Parmer – Asked if we could do something about the huge mass of water hyacinths in the neighbor's lagoon area.

Answer: Neil McDonald – We will be working with Bob Rousseau to determine which aquatic weeds

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should be controlled by spraying. Some of the weeds may be knocked down by freezing.

Comment: Alyce Parmer – She wanted all to be aware of the bio-mass plant and how it was going to significantly, negatively affect the air quality. She thought that we may need to take a position as a neighborhood. Kimsey Helms also commented on the bio-mass plant and asked interested neighbors to attend the upcoming meeting on the subject.

Question: Kimsey Helms – Are there any plans for shoreline plantings in the 2010 budget?

Answer: Diane Sheffield – There are plans and it is in the 2010 budget. First we will have a workday to pull the invasive elephant ears and clean out the exotics from the shoreline in the common area. Then we will come back and plant good aquatics.

Question: Jim Bock – Would it affect our grant situation if we cut back on LakeWatch?

Answer: Don McEwen – LakeWatch does not cost us anything and is great preliminary tool that has put Lake Tallavana on the TMDL list. Once on that list, more stringent testing is required in order to show the need for grant funds.

Question: Ron Epperson – What is the problem with the gate; why is it still not working?

Answer: Debbie Robinson – The entrance gate was damaged when a car tried to beat the gate when it was closing. The driver's insurance paid for the repairs of what was damaged but there are other issues with the gate that now need attention. Gary will continue to work on those issues to get the gate operational.

L. Adjournment of Meeting: With no further business, meeting was adjourned at 1:51 p.m.

Respectfully submitted,

Debbie Robinson,
Corporate Secretary/Bookkeeper,
Tallavana Homeowners' Association, Inc.