

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

**April 03, 2007**

**Minutes/Report**

Meeting of the monthly Architectural Control Committee (ACC) was held on April 3<sup>rd</sup>, 2007 at the Havana Public Library in Havana, Florida.

PRESENT: ACC Members - Pat Powell, Jim Grantham, Virginia Everett, Linda Ritchie and Mark Palmquist THA Members – Ray & Julie Zimmerman, Jim & Sue Poss, Rod & Linda Pigott, Neil McDonald and Corporate Secretary, Debbie Robinson

**Approvals:**

Steve & Lesley Ingram, 3946 Tallavana Trail, submittal for color change on house. What is currently gray will be changed to a dark olive green with trim remaining white. Future plans for black shutters on front of house.

Brad Cox, 65 Tallavana Trail, submittal for a 4-foot wire fence with gate. Gate will be green to match house. Fence will be just inside lot line around back yard for dogs. Bushes will be planted where fence is visible from the front.

Howard Myers, 3027 Tallavana Trail, submittal for a wooden platform for hot tub. Platform to be 6'x8' located behind the house with a walkway from the house to the platform. The hot tub will be covered when not in use.

Ray & Julie Zimmerman, 1671 Tallavana Trail, submittal for circular driveway. Existing driveway poses a safety problem with traffic on a sharp curve of Tallavana Trail as well as extensive water runoff from Deer Pass. Also, Mr. Zimmerman has disability issues making it hard to walk his driveway. The existing drive entrance from Tallavana Trail will be filled and planted. The new drive will have contours to direct water away from the home to eliminate the flooding. Six trees will be removed but will be replaced as well as additional vegetation added in the new buffer area of the old driveway.

Greg & Melanie Shields, Lot A-33, Tallavana Trail, submittal for deck over water and walkway to deck from house. The deck over water will be 10'x10' with a boardwalk from the house to the deck.

**Not Approved:**

Buddy & Carolyn White, 646 Hickory, submittal for 18'x18' cookhouse. The submittal was not approved due to the following concerns:

1. The structure is too large and outside the parameter of the restrictive covenants.
2. The plans submitted indicate a sink but there is no mention of provisions for drainage or hookup to current septic system.
3. Committee is concerned about overall impact on lake, road, and neighbors.

Committee will address their concerns with the White's giving the White's the opportunity to appeal to the Board with their current plans or revise their plans and resubmit to the ACC.

**Other ACC Issues:**

Pat Powell nominated Mark Palmquist as chairperson of the ACC. Linda Ritchie seconded the nomination. Nomination and vote carried.

Mark Palmquist nominated Pat Powell as assistant chairperson of the ACC. Linda Ritchie seconded the nomination. Nomination and vote carried.

Debbie Robinson will help the ACC in the capacity as Corporate Secretary.

It was the consensus of the ACC to maintain a committee of five however; the two alternates are expected to be as involved and to attend the regular ACC meetings.

Respectfully submitted,

Debbie Robinson  
Corporate Secretary for  
Tallavana Homeowners' Association