

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

May 01, 2007

Minutes/Report

Meeting of the monthly Architectural Control Committee (ACC) was held on May 1st, 2007 at the Havana Public Library in Havana, Florida.

PRESENT: ACC Members – Mark Palmquist, Pat Powell, Jim Grantham, Linda Ritchie and Earl Mills. THA Members – Tommy Baker, Mike Jefferis, Neil McDonald, Teresa Reaver and Corporate Secretary, Debbie Robinson

Approvals:

Teresa Reaver & Leitner Daleen, 187 Deer Pass East, submittal for 25' x 40' structure for storage and workshop. Structure will not be visible from the road and there will be no access from the road to the building. No mature trees are to be removed. The building will have electricity and water. Water will be piped to a hose bib or faucet and at no time will toilet/sink/shower facilities be installed. Structure will never be modified and used as occupancy. Building materials to match those of the existing.

Larry & Pat Runnels, 4203 Tallavana Trail, submittal for 10' x 12' shed. Shed will be integrated in the fence along the back yard. No buffers encroached and no trees to be removed. Color to match house.

Buddy & Carolyn White, 646 Hickory Lane, submittal for 18' x 18' multipurpose garage. Building materials to match the house. Structure to have electricity and floor drain but no running water. Structure cannot be seen from the lake, no buffers are encroached, and no objections from the neighbors.

Greg & Melanie Shields, 1671 Tallavana Trail, submittal for variance. The relocation of the septic drain field, as requested by the Health Dept., necessitated a change in the driveway and nearly cut off the access to the garage. Shields asked for a variance that the approach to the garage encroach the east buffer by five feet. The new drain field occupies the area where the turn around area would normally be located. Also, the house is positioned with one corner in the buffer. The Shields are responsible for the variances to be recorded on their deed.

E. Susanna West, 60 Quail Court, submittal for a decorative two rail wood fence. The fence location is to be set back behind the large pine trees that border the property and the road. ACC recommended a minimum setback of 4' – 6' from the largest pine tree.

Other ACC Issues:

The home at 4104 Tallavana Trail, owned by Charles Williams, is currently for sale. The realtor listing indicates plumbing and electricity in a room above the garage. While the realtor does not specifically advertise the possibility of separate living quarters above the garage, the realtor should be notified of the restrictive covenants prohibiting more than 1 single family dwelling per lot. The ACC thought that the room above the garage was an afterthought and not approved in the original plans.

Mark Palmquist wanted to go on record to let the membership know that the ACC members have been going on a moments notice to accommodate the submittals as soon as they are received. If the ACC cannot make site visits as a group the individuals have been going on their own.

Mike Jefferis reported to the ACC on the Bravo issue. Mike was assigned to write an ultimatum to Mr. Bravo regarding the shed that he moved to the front yard. Mike would like to discuss the issue personally with Mr. Bravo and asked if an ACC member would also attend the meeting. Mike will contact Mr. Bravo and see if a meeting can be arranged for the next time Mr. Bravo is in Tallavana.

Mike Jefferis and Linda Ritchie discussed some of the governing documents issues with our attorney, Ken Abele. The ACC may want to revisit Section 200 (ACC policy).

Respectfully submitted,

Debbie Robinson
Corporate Secretary for
Tallavana Homeowners' Association