

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on April 10, 2007, at the Havana Public Library in Havana, Florida.

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

ABSENT:

The meeting called to order at 7:00 pm by President, Tom Scott.

Corporate Secretary is recording the meeting for the purpose of accurate minutes. No one else is recording.

Approval of Agenda:

No revisions or additions.

KIMSEY HELMS MOVED TO APPROVE THE AGENDA AS WRITTEN. MIKE MAPSTONE SECONDED THE MOTION. MOTION CARRIED.

Approval/Corrections of March 2007 Minutes:

No corrections or revisions.

KIMSEY HELMS MOVED TO APPROVE THE MINUTES AS WRITTEN. MIKE MAPSTONE SECONDED THE MOTION. MOTION CARRIED.

Treasurer's Report: Mike Jefferis reported the total deposit for March was \$22,409.41, routine operating expenses of \$11,392.00, \$1,828.72 in major project expenses, checking account balance is \$838.58, Money Market balance is \$39,615.70 and the balance in CDs/Savings is \$159,060.92. Routine expenses include administration expenses, lake management, and legal. There was \$800 recovered for attorney's fees from a small claims settlement. Major project expenses included work on the backside of the dam.

Mike reported that payments for the dam shoreline and culvert jobs would show up in April and May.

Delinquent accounts update: No report.

Correspondence/Phone Calls:

1. The Board received an email from a homeowner on Hickory regarding the amount of dust from the road. Kimsey asked Marc to investigate the possibility of using a different road material that would create less dust. Marc was not able to respond to Kimsey by this date of the Board meeting.
2. The Board received an email reporting that hay bales have been placed on the lake bottom at the Guignard property. Tom was reminded that a letter was sent in November 2005 asking Ms. Guignard that hay bales not be added to the lake bottom. Tom asked the ACC to contact Ms. Guignard regarding the hay bales.
3. Tom received a phone call from a member expressing concern from runoff drainage cutting into the exposed lake bottom near his dock. Marc Cocke has previously worked on this drainage area and Tom contacted Marc to check into the problem.
4. Tom received email from the homeowner across from the D-8 pond regarding the enlargement of the

stream that runs through his property into the lake. Tom stated that the stream would most likely fill back in once the lake level is back to normal and not be a significant issue.

5. The Board received a complaint from a homeowner on Hickory regarding some of the trashy front yards along Hickory. It was not determined which yards the complaint was covering. Also, it was not specified if the “trash” was garbage or junk.

6. The Board received email from the Fullers at 1451 Tallavana Trail regarding their mail being stolen from their mail box therefore, not receiving any notification about the shoreline restoration. All shoreline correspondence and newsletters have been addressed correctly. There was discussion that there has been reports of recent mail theft and may be due to the amount of shoreline restoration workers in Tallavana. Scott Ivey has been contacted. Neil McDonald stated that mail theft should be reported to the post office inspector in Tallahassee. Neil also suggested that while there are workers in the neighborhood that members might not want to put mail in their boxes for pickup.

7. Mike Mapstone received a phone call from Fred Ayer regarding the status of the shoreline restoration permit addendum. Mike called Sean then reported back to Fred that the addendum is still being reviewed by the DEP.

8. Mike Mapstone contacted Mr. Williams regarding the Gadsden County building codes for propane tanks. Mr. Williams has placed his propane tank in an unapproved location. Mike also emailed Mr. Chester, rear adjoining lot owner, to inform Mr. Chester of the actions that have been taken regarding his complaint.

9. Neil McDonald was contacted by the daughter of Mrs. Shields (Deer Pass East) regarding the subdividing of her 5-acre lot. Neil stated that she would need to approach the Board to discuss the particulars. Mrs. Shields will need approval from the county Planning and Zoning Board in order to subdivide her lot.

10. A member stopped by Debbie’s home to report a smoldering pit in a front yard that the member passed by. The homeowners were not home. As dry as it is, there should be no burning.

11. Kimsey was contacted by Fred Ayer regarding the planting of cypress trees while the lake is down. Kimsey researched and found that while it is currently too late to plant cypress trees, we need to get our order in by summer that the trees may be planted in the fall.

12. Tom received an email complaining about the weeds growing on the exposed lake bottom and asked if there were plans to spray the weeds. There are no plans to spray and the weeds will die as soon as the water covers them.

13. Pat Powell received a phone call from a concerned member about checking the lake for e-coli bacteria. Pat called Lake Watch who said that they would do the testing at no charge. Lake Watch was given permission to use a gas motor on the lake while conducting the tests.

BOARD REPORTS

Legal: Mike Jefferis

A. Magnolia Court – There is no change to report.

B. Lambert runoff – Update: The court has asked the attorneys for specific dates of availability

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in order to set the date for the hearing.

C. Lincicome easement agreement – There have been no responses from Stivers or Ms. Lincicome to our phone calls and letter.

D. Roche shed – The attorney for Mr. Roche and THA attorney, Ken Abele reached an agreement to settle the legal issue regarding the shed without going through mediation. The Board is in receipt of a letter from Mr. Roche requesting a variance for his storage building and as a condition of the settlement; he is to screen the building from the street. Mr. Roche is also to guarantee that the shed is not in the buffer, which he has done.

MIKE JEFFERIS PROPOSED A RESOLUTION TO ACCEPT THE REQUEST FOR A VARIANCE AS STATED IN MR. ROCHE'S LETTER, TO GRANT THE VARIANCE FOR THE LOCATION OF THE SHED IN THE FRONT YARD. THE VARIANCE IS TO BE ALLOWED WITH THE CONDITIONS THAT THE SHED BE SCREENED FROM VIEW FROM THE STREET AND THAT MR. ROCHE GUARANTEES THAT THE SHED IS NOT IN THE BUFFERS. NEIL MCDONALD SECONDED THE RESOLUTION. MOTION CARRIED.

E. "Signs" policy – The sign policy was published in the newsletter. There was no feedback from the membership and no suggested changes from the Board.

MIKE JEFFERIS MOVED TO ACCEPT AND ADOPT THE SIGN POLICY AS WRITTEN AND PRESENTED TO THE MEMBERSHIP. MIKE MAPSTONE SECONDED THE MOTION. MOTION CARRIED.

At this time in the meeting, Tom asked Mike Jefferis about the Governing Documents Review Committee. Mike said that Linda Ritchie would be willing to chair this committee and will be calling people to put a committee together.

Pat Powell brought up that the alternate on the ACC, Gene Bryan, will not be available for any of the regular ACC meetings and will not be able to serve on the ACC at this time. Tom asked for volunteers from the attending membership. Earl Mills volunteered to be an alternate. Pat will continue the search for the second alternate.

Member Relations: Mike Mapstone

Mike reported that the web site had 363 visits in February and 421 in March.

There were two volunteer workdays in March and the following work was done: electrical work at the pavilion, docks and pavilion cleaned and sealed, and the picnic tables were refurbished. On Saturday the 30th, there were approximately 30 volunteers in attendance for the Volunteer Appreciation Fish Fry. The volunteer workshop that was to precede the Fish Fry was cancelled due to lack of interest.

Lake Management: Tom Scott & Bill Oswald

Shoreline Restoration update – The shoreline along the dam looks good. Also, the shorelines that the members have restored look good. There are a few more to finish while the lake rises. The shorelines not protected by rock and matting will be the carp's focus points. Some members that did not want to be included on the original permit have decided otherwise and an addendum to the permit is now being reviewed by DEP. The additional members have not yet been approved.

D-8 Pond Restoration update – In the reviewing of the permit, the DEP had an issue about the suggested parking area that is designed for the D-8 area. Sean will remove the parking area from our plans. The 90-day window for DEP approval has not yet begun.

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Bill Oswald reported that the last time out, 61 carp were captured. Bill asked for more volunteers.

Tom reported that our lake biologist, Bob Rousseau, did the annual fish survey with plenty of game fish showing up. Approximately 50 carp were harvested during the survey. The carp shockings are not producing the carp they once did. It is hoped that a big dent has been made in the carp population.

It has been brought to the Board's attention that there are members leaving wood debris on the lake bottom while repairing their docks. There is to be no debris left in the lake that would be able to float away and clog the overflow pipes.

Neil McDonald suggested that we contact the Ag Dept. for information on vegetation for the lake.

Lake Watch – Pat Powell: Lake Watch is suspended until the lake level returns.

Security: Rob Combs

Rob reported that Scott Ivey worked 20 hours for the Association in March and another 14 hours on duty with the Gadsden Sheriff's Department. Scott performed 11 vehicle stops and 77 house checks. Billy Kemp worked 18 hours in March. Billy did not issue any warnings. Other members have reported non-resident fishing.

Gate: No problems with the gate. Debbie mentioned that there have been several requests to have the gate opened and has been handling them however; she would like to see the gate committee re-activated for some back up. The gate committee is to consist of Board Members. Board members who currently have keys for the gate are: Kimsey Helms, Bill Oswald, Tom Scott and Mike Jefferis.

Roads, Grounds & Dam: Kimsey Helms and Mike Jefferis

Mike reported that all the culverts on Hickory are done. Peavy is to fix the broken asphalt along the dam and look at the cracking pavement on Tallavana Trail. The guardrail should be installed soon and then the grassing. Marc is still working towards the completion of the road behind the dam.

Kimsey reported that Marc is doing some mowing, focusing on the pavilion and gate areas. Without rain, there is not much to mow along the shoulders and no need to grade the roads. There is some work needed around the boat ramp at the end of Hickory however, until the easement dispute is settled, no work will be done and the ramp is not to be used.

The Association will have an engineer conduct a study on the storm water runoff problems on all the roads and focus on specific areas such as the runoff from Deer Pass that flows through the properties across from Deer Pass.

The toilet in the men's restroom at the pavilion is not working properly, Mike will fix the problem prior to Saturday when there is to be a party at the pavilion.

COMMITTEE REPORTS

ACC:

ACC Report – Since the full report is attached to minutes, a brief summary follows:

Approved submittals: Ingram- color change, Cox-fence, Myers-hot tub platform, Zimmerman-circular driveway, and G. Shields-deck over water and walkway.

Submittals that need further consideration: White-cookhouse. Since the ACC meeting on April 3rd, the White's submitted revised plans changing the cookhouse to a multi-purpose garage with

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electricity and water to a hose bib. The structure will not be visible from the road or the lake. The ACC will discuss details at the next scheduled ACC meeting.

For the record, Minutes/Report of the ACC meeting are attached.

Board Member Neil McDonald stated that he attended the ACC meeting on April 3rd and wanted to express the Board's gratitude for the positive attitude of the current ACC.

ACC member appointments were approved at the March Board meeting however; the ACC chairperson was not yet determined. Mark Palmquist will be the chairperson and Pat Powell will co-chair.

MIKE JEFFERIS MOVED TO ACCEPT AND CONFIRM THE ACC CHAIRPERSON AND CO-CHAIRPERSON. MIKE MAPSTONE SECONDED THE MOTION. MOTION CARRIED.

Mike Jefferis previously volunteered to draft a letter to Mr. Bravo regarding the shed he moved to the front yard without ACC approval. There has been much correspondence and the file is becoming extensive. Mike would like to draw a commitment from Mr. Bravo rather than demand an ultimatum.

Governing Documents Review Committee – Mike Jefferis

As previously reported, Linda Ritchie has volunteered to chair this committee and is in the process of organizing it.

OLD BUSINESS

1. THA Committees & chairpersons – The ACC is now functioning with 5 members and one alternate. Another alternate is to be appointed.

While the Social Committee does not have a named chairperson, Pat Powell, Laura Helms and Jill Taylor work together. Other members will help when called on.

The Newsletter Committee currently has one member, Linda Ortiz. Dorothy Ross has volunteered to help.

2. Normal Lake Level Discussion – If the lake were kept 6" below permitted level, the ends of the lakes and coves would be too shallow for homeowners to access the lake from their docks. Dredging has been discussed but no definite plans are currently being drawn up. Tom Scott stated that the Northwest Florida Water Management District has permitted Lake Tallavana to be kept at a certain level and that is the level that will be maintained. The shoreline restoration permit, designs and restorations were based on the NFWMD permitted level. Given the wide spread affect the lake has on this community, it should be a community decision if the lake level were to be changed.

3. Discussion of RVs and trailers – At the March Board Meeting, Neil McDonald volunteered to contact members Mike Jefferis found in violation of the RV restrictive covenant. Mike was not able to get a list to Neil before this meeting but noted that: one member in violation has their house up for sale and once they move, there will be no RV issue; one member previously received permission from the Board to park his RV on the property without a cover; and another member is using a canvas awning over his RV. Mike and Neil will continue to review this issue.

NEW BUSINESS

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Neil McDonald stated that there are vines growing on power lines and transformers and that there are trees endangering the power lines. It was suggested we contact Talquin to express our desires to have them come in and clean the vegetation from the power lines before the possibility of summer storms. Neil offered to be the liaison between Talquin and the individual property owners.

Tom and Mike Jefferis have been discussing the fireworks for the 4th of July to avoid the issues experienced last year.

With no further business, meeting was adjourned at 8:47 p.m.

Respectfully submitted,

Debra Robinson
Corporate Secretary

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

April 03, 2007

Minutes/Report

Meeting of the monthly Architectural Control Committee (ACC) was held on April 3rd, 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.

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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