

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on April 8th, 2008, at the meeting room of the Havana Library, Havana, FL.

PRESENT: Neil McDonald, Bill Oswald, Larry Jones, Rick Kornmeier, Kimsey Helms and Tom Scott Board members, Debbie Robinson, Corporate Secretary. See attached list of others in attendance.

ABSENT: Rob Combs

The meeting was called to order at 7:01 pm by President, Neil McDonald.

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

President Neil McDonald took a moment to thank all who helped at the emergency spillway after a significant rainfall that created a serious erosion problem.

Approval of Agenda:

Added item c. under Roads, Grounds, Dam: Emergency Overflow

Added item d. under Roads, Grounds, Dam: Pavilion Restrooms

Added item 1. under Old Business: Bidding Guidelines

TOM SCOTT MOVED TO APPROVE THE AGENDA AS REVISED. LARRY JONES SECONDED THE MOTION. MOTION CARRIED.

Approval/Corrections of March 2008 Minutes:

No changes.

KIMSEY HELMS MOVED TO APPROVE THE MINUTES AS WRITTEN. TOM SCOTT SECONDED THE MOTION. MOTION CARRIED.

Treasurer's Report: Rick Kornmeier reported the total deposit for March was \$18,077.65, routine operating expenses of \$7,762.92, \$938.95 in major project expenses, checking account balance is \$209.30, Money Market balance is \$48,697.07 and the balance in CDs/Savings is \$117,978.13.

Rick reported the majority of the routine expenses included common area maintenance, secretarial/bookkeeping, IRS and security. A handout that tracks the cash balances, account transfers and expenses was available to the attending members.

KIMSEY HELMS MOVED THAT THE TREASURER'S REPORT BE ACCEPTED AS GIVEN. TOM SCOTT SECONDED. MOTION CARRIED.

Correspondence/Phone Calls:

1. Neil McDonald reported receiving many phone calls concerning the drunk driver hitting the guardrail, the vandalism at the pavilion restrooms, the emergency overflow and mosquitoes. All concerns will be discussed further in the meeting.

2. Tom Scott received an email that suggested we designate a no wake zone for the cormorant chasing boat. After observing the cormorant boat in action, it was determined that the boat was not going fast enough for the wake to create any problems.

BOARD REPORTS**Legal:** Neil McDonald and Rick Kornmeier

A. Lambert runoff – There will be an inspection of the property on April 23rd, beginning at 9:00 a.m. Besides our attorney, Tom Scott and Sean McGlynn will be attending the meeting. President McDonald asked the corporate secretary to contact Diane Sheffield to see if she could also attend this meeting. With the background information that Diane has, Neil thought that her attendance at this meeting would be beneficial.

B. Heidenreich/Magnolia Ct. & Pine Top Ct. – Neil, Rick and Debbie met with Ken Abele on March 27th to continue discussion on the possible options in approaching Mr. Heidenreich for the repairs needed on Magnolia Court and the access to Pine Top Court. Ken expressed the need for additional background information, which Debbie will do the research. The Board has not specifically expressed to Ken what actions they would like to take against Mr. Heidenreich. Once Ken reviews the additional information he has asked for, the Board will meet with Ken to discuss strategy.

Just today, we received communication from James DuRant, attorney for Jim Poss, indicating that Mr. Poss' check is in the mail. Once our attorney receives Mr. Poss' check, the arbitration case will be dismissed.

Member Relations: Tom Scott

There were 685 visits to the website in March.

In response to a request from a member that the Association ban burning in the neighborhood, the Board indicated that they cannot set guidelines that are more stringent than the county. The county allows burning therefore, burning can be allowed in Tallavana. It was decided that burning guidelines should be printed in the next newsletter. It was also discussed to invite someone from the Forestry Division to speak to the members regarding fire safety and some of the precautions we can take to protect our neighborhood. Tom also mentioned that there are some areas of common property that need a controlled burn and that we should seek help from the Forestry Division.

Saturday, May 3rd, was tentatively scheduled for a volunteer/community workday. Projects needing volunteer attention are fish habitats, road signs, sign on Mason Drive, landscape cleanup around sign on Mason Drive and installation of the controller for the exit gate. Volunteers should report to the pavilion at 9:00 a.m. Volunteers will be rewarded with a catfish lunch provided by the Association and cooked by Bill Oswald.

Lake Management: Tom Scott & Bill Oswald

a. Carp/Cormorant reports – Bill reported the harvest of 387 carp in March. A large amount of carp went through the 12 pipes during the higher water level. There was a huge shad die-off after the last big rain but it is unclear what could be the cause. Tom mentioned that shad are sensitive to dissolved oxygen problems and that could be the issue. Tom reported that the gate valve is open allowing old water from the bottom to move out and be replaced by fresher water.

Bill and Mac met with Mike Lansdell concerning the aquatic weeds on the lake. Mike has an airboat and can get further up the creeks. Mike proposed strategic spraying at a rate of \$90 per hour. There was discussion on the type of weeds that are currently a problem and what should be eradicated. Targeted weeds would be Salvinia, pennywort and alligator weed. The targeted area will be the north end of the lake with spot spraying on the rest of the lake. Spraying will go one property north past Gordon Patton's.

Minutes, Board of Directors Meeting, April 8, 2008

LARRY JONES MOVED TO HIRE MIKE LANSDELL TO SPRAY THE AQUATIC WEEDS AT HIS QUOTED RATE OF \$90/HOUR. TOM SCOTT SECONDED THE MOTION. MOTION CARRIED.

Tom reported that the gate valve is currently open. Tom asked what the Board would like do about maintaining a lower lake level until the emergency spillway is repaired. Bill said that he would keep watch and operate the gate valve as needed.

Tom addressed the Board about the annual fish survey and report. He mentioned that Bob Rousseau has done the survey every spring at a cost of \$800.

Bill responded by proposing that the Board allow Herb Wyatt to do the survey at a cost of \$400. Member Gordon Patton asked if Herb was licensed in Florida to do the work. Bill said he did not know.

BILL OSWALD MOVED FOR THE BOARD TO HIRE HERB WYATT FOR THIS YEAR'S FISH SURVEY AND REPORT. LARRY JONES SECONDED THE MOTION. THERE WAS DISCUSSION.

Tom expressed concerns in that the quality of the report from Herb needs to meet the standards of past reports (at least 5 years) from Bob Rousseau. The type of data that should be required in Herb's report includes statistics on the fish population, health of the bass including weight and length, and yearly tracking information on all species. All data that has been reported in the past several years should be continued in Herb's report. Tom mentioned that it is vital to have the same quality of data. It was mentioned that should Herb do the report and it is found unsatisfactory, then we will still have to hire Rousseau for a complete, quality report, which then will not be a savings.

THE MOTION WAS CALLED TO A VOTE. THOSE IN FAVOR, EXPRESSING IN FAVOR AS LONG AS WE ARE GUARANTEED THE SAME QUALITY REPORT: RICK KORNMEIER, LARRY JONES, BILL OSWALD AND KIMSEY HELMS. OPPOSED: TOM SCOTT.

Rick reminded the Board of the need for a letter of engagement for situations such as this. The letter should state what the contract worker would provide and if those provisions are not met, the contract worker will not get paid. Rick wants to make our contract workers accountable. Rick said that he would draft an outline for a letter of engagement.

Lake Watch – Pat Powell: Pat said that Lake Watch sent a report that goes back to 1991 showing the decline of water quality of Lake Tallavana. Copies of the report will be distributed to the Lake Management Committee, Sean McGlynn, and Board members. It may be possible to get an electronic version of the report so that it can be loaded on our website.

Pat scheduled Saturday, April 19th for Lake Watch.

Security: Rob Combs (absent)

Debbie Robinson reported for Rob that Scott Ivey worked 20 hours for the Association. Scott reported 10 traffic stops and 75 house checks. Mike Fish worked 20 hours in March.

Gate: Bill reported that the telephone at the gate was sent in for repairs.

Roads, Grounds & Dam: Kimsey Helms & Larry Jones

Kimsey reported the receipt of two proposals on the replacement of the culvert under Tallavana Trail at the intersection of Tallavana Trail. The proposals were for \$4,600 and \$5,100. Don Cantrell submitted the lowest bid and is doing the work this week. Kimsey reported that the original pipe was installed during the Ghazvini development and that the original pipe was used when installed.

Guardrail damage/accident: A drunk driver caused damage to the posts and cable on the right

Minutes, Board of Directors Meeting, April 8, 2008

side of the dam and then crossed over the road to proceed damaging the metal guardrail on the left side. The vehicle actually jumped the guardrail and came within a couple feet of the edge of the lake. The driver fled from the scene but was later found. The driver does not have insurance and reported being destitute. A few days after the accident, the driver called Neil McDonald stating that he would be willing to work for the Association as restitution for the damage. Don Cantrell estimated the damages to be \$1,500. He said he could get a section of used guardrail at a considerable savings to the Association.

TOM SCOTT MOVED TO ACCEPT THE PROPOSAL OF \$1,500 FROM DON CANTRELL FOR REPAIRS TO THE GUARDRAIL, POSTS AND CABLE. LARRY JONES SECONDED THE MOTION. MOTION CARRIED.

There was discussion if the driver should be responsible for the repairs. Bill Oswald felt that since the guy lost his truck and doesn't have anything else, that the Association should pay the repairs and excuse the driver from restitution. Other Board members expressed concerns of the costs the Association could incur if we went after restitution, i.e. legal fees.

It was decided that the Association should send a letter to the driver asking for restitution. Even if the driver could not pay, the Association at least asked.

RICK KORNMEIER MOVED TO SEND A LETTER TO THE DRIVER ASKING FOR RESTITUTION FOR THE DAMAGE DONE TO THA PROPERTY. TOM SCOTT SECONDED THE MOTION. MOTION CARRIED.

Spillway update – We are currently waiting to hear from the Water Management District.

RICK KORNMEIER MOVED TO TABLE THE SPILLWAY PROJECT WHILE THE FOCUS IS ON THE EMERGENCY SPILLWAY AT THE 12 PIPES. TOM SCOTT SECONDED THE MOTION. MOTION CARRIED.

Emergency overflow at 12 pipes: Tom has been tracking the erosion downstream of the 12 pipes since 2005. He reported that the erosion has advanced 150 plus feet, most recently 10 feet in less than a 24-hour period. Kimsey explained that the 12 pipes are doing their job of handling the sudden influx of water in the lake during extreme rainfall. The problem is downstream after the 12 pipes when the water is funneled into the creek. The creek bed is approximately 60 feet from Tallavana Trail.

Civil Engineer, Ray Walke, submitted a design for the area downstream of the pipes that would allow the water to slow down, disburse, and a design to fortify the creek. Board members discussed Ray's plans as well as other ideas. After much discussion, it was decided that there were two possible designs that the Board felt might work.

TOM SCOTT MOVED TO HAVE THE ENGINEER DESIGN A PLAN FOR THE BOARD'S SUGGESTED SOLUTION AND TO REVISE HIS CURRENT DESIGN USING DIFFERENT MATERIALS. THE ENGINEER IS TO LET US KNOW WHAT PERMITTING WILL BE REQUIRED AND SHOULD UNDERSTAND THAT THIS IS AN EMERGENCY SITUATION. LARRY JONES SECONDED THE MOTION. MOTION CARRIED.

Tom stated that the lake level should remain lowered to accommodate heavy rains. The emergency spillway in its current state should not be allowed to take on water.

A letter will be sent to the owner of the property where the erosion is occurring informing him of the need for work to be done. The Association has an easement giving permission to do the work but the owner will be contacted out of courtesy.

9:25 P.M. Board Member Tom Scott had to leave the meeting.

Kimsey reported an erosion problem at the end of Hickory that appears to be caused by work that was done by the county when they paved Mason Drive.

Minutes, Board of Directors Meeting, April 8, 2008

As reported under correspondence, the restrooms at the pavilion were vandalized. The toilet in the Men's restroom was destroyed. A member donated a toilet; Neil will repair both restrooms immediately. Members are to keep watch for suspicious activity in the pavilion/restroom areas.

COMMITTEE REPORTS

1. ACC:

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

Approved Submittals:

Alan & Karen Scott, 1789 Tallavana Trail, removal of 2 trees for new drain field.

Larry & Pat Runnels, 4203 Tallavana Trail, removal of 3 trees that are dead.

Jim & Margaret Gibbs, 699 Tallavana Trail, new roof.

Approved after April 1st ACC meeting: Ron Ernst, 2943 Tallavana Trail, submittal for stain on house and 2 small decks to be attached to the house. Three ACC members visited site and approved submittal on the spot.

b. Other ACC business –

The one-year term for alternate ACC member, Tommy Baker, has expired. The Board asked the attending membership if there was a volunteer willing to serve in the alternate position. Member Linda Ortiz volunteered.

RICK KORNMEIER MOVED TO ACCEPT LINDA ORTIZ AS AN ALTERNATE ON THE ACC FOR A ONE-YEAR TERM. KIMSEY HELMS SECONDED THE MOTION. MOTION CARRIED.

2. Lake Management Committee: Reports of the past 2 meeting were not available at the Board Meeting. The next Lake Management meeting is Sunday, April 13th, at 4:00 p.m., at the pavilion.

Neil said that he would like to see our county commissioner, Doug Croley, meet with the Lake Management Committee and Sean McGlynn to discuss everything possible that can be done so that Lake Tallavana may receive grant money. Neil said that he would send emails to all parties in order to coordinate a meeting.

See full reports attached to the minutes.

3. Budget Committee: The Budget Committee met on March 18th at the pavilion. Chairperson Don McEwen provided minutes of the meeting, which were summarized at the Board Meeting. Highlights of the meeting included an outline of how the special projects would be proposed and a list of the potential special projects that the committee is currently studying. The next meeting is scheduled for Tue., April 22, at the pavilion.

OLD BUSINESS

1. Bidding Guidelines – Larry presented a draft of bidding guidelines. Larry asked the Board members to review the draft and pass on thoughts or comments before the next meeting. A revised draft will be discussed at the May meeting.

NEW BUSINESS

1. Mosquito control discussion – The Board members and Corporate Secretary received many complaints about the current mosquito population. Members asked the Board to consider allowing the county to spray for mosquitoes. Debbie mentioned that this issue has come up in the past and informed the Board of the actions taken then. In the past, some members were extremely upset at the idea of

Minutes, Board of Directors Meeting, April 8, 2008

mosquito fogging. Other members thought it necessary. A representative from the County attended a meeting to inform the members on the fogging process and effects. The end result in 2002 was that the Board decided to allow the county to spray only when requested by the individual property owners.

The current Board decided to do the same.

KIMSEY HELMS MOVED TO HAVE THE BOARD SEND A LETTER TO THE COUNTY TO ALLOW THE INDIVIDUAL PROPERTY OWNERS TO REQUEST MOSQUITO SPRAYING IN LAKE TALLAVANA. LARRY JONES SECONDED THE MOTION. MOTION CARRIED.

With no further business, meeting was adjourned at 9:55 p.m.

Respectfully submitted,

Debra Robinson
Corporate Secretary

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

April 1, 2008

Minutes/Report

Meeting of the monthly Architectural Control Committee (ACC) was held on April 1, 2008 at the pavilion of Lake Tallavana.

PRESENT: ACC Members –Pat Powell, Earl Mills, Virginia Everett and Jim Grantham.
THA Members –Larry Jones, Jim Poss and Julia Gill.

Approvals:

G. Alan & Karen Scott, 1789 Tallavana Trail, submittal for the removal of 2 trees for installation of a new drain field. Location of drain field was determined by Gadsden County Health Department.

Larry & Pat Runnels, 4203 Tallavana Trail, submittal for the removal of 3 trees. Trees are large and dead. Two of the trees are near the house and close but not in the buffer. The other tree is next to the driveway.

Jim & Margaret Gibbs, 699 Tallavana Trail, submittal for new roofing. Sample provided to ACC.

Pending: Nothing to report.

Other ACC Issues: Member Julia Gill, 2659 Tallavana Trail, spoke with the ACC concerning the need for shoreline restoration to be done as soon as possible. Julia was referred to Debbie Robinson for

Minutes, Board of Directors Meeting, April 8, 2008

information concerning applying for an individual permit with DEP.

Note: April minutes were reported by Pat Powell and typed by Debbie Robinson.

Respectfully submitted,
Debbie Robinson,
Corporate Secretary for Tallavana Homeowners' Association

Lake Management Minutes

03/16/08 4:00P

The following is what I remember from our last LMC meeting. Please comment, add to and edit as necessary. (Lance, I don't have everyone's email, so could you forward this to those who aren't in this reply? Thanks!)

1. We will gather as much information for the grant match funds as possible. I suggest we not speculate as to whether it can be used or not. Let's just get as many ideas on paper as possible and let Sean pick and choose what will be best for the specific grants we're interested in when he attends our next meeting.

1. All monies the nurseries have spent on controlling erosion and runoff.
2. All monies spent by Lambert.
3. Monies spent by Gadsden County to pave and sod (and whatever else) the roads in Reston
4. All monies spent on the holding/sediment ponds (7 that I know of) including the Magnolia Ct. pond. (*Should we approach this with caution?*)
5. All monies spent on the D-8 holding pond.
6. Any and all monies spent by the homeowners and the Association in the maintenance and repair of the lake, associated wildlife and dam.

2. We are going to research BMPs for septic systems and publish the information in the newsletter and online.

3. We are going to begin a lake management educational program for the homeowners to be published incrementally in the newsletter and online.

4. Bill Oswald is going to contact the biologist(s) and look into getting the Alligator Weed sprayed and controlled. It was further determined we would inform the biologists of the need for the North End coves and Beaver Creek (as well as Hurricane Creek?) to be sprayed and maintained.

Gordon

List of attendees:

Candace Trimble, David Trimble, Dan McEwen, Jim Poss, Larry Jones, Fred Ayers, Pat Powell, Lance Swedmark, Tom Scott, Paul Keith, Diane Sheffield, Mike Mapstone, Gordon Patton

LMC meeting Sunday April 13, 2008

1. The pressing issue is the dam spillway and the erosion that is creating a ravine that is moving quickly towards Tallavana Trail. Heavy rains have exacerbated this problem and Neil is working on resolving it ASAP. Trees have been removed and land leveled behind the spillway. This cleared area will most likely be layered with an interlocking block in an effort to stabilize the ground directly behind the spillway. No permits are required due to the severity of the impending problem. We are looking for riprap or any kind of acceptable rubble to help eliminate the costs of filling the ravine. We are waiting for NFWM to approve our repair procedure.
2. We are looking for matching funds for our grants. Diane was going to ask Sean about any grants or monies spent by the nurseries and or any other surrounding entities to improve water quality. We are also going to contact Gadsden County and Reston to inquire about paving, cleaning ditches, and any other construction or maintenance that has been done to control erosion or improve water quality.
3. Diane, Tom, Tallavana's attorney and board members are going to meet with Lambert regarding his farm and the runoff created by his operation. This in an effort to alleviate the problems with the D-8 pond and the sediment building in the D-8 cove. We were wondering if his issues have been associated with the Lake Talquin basin.
4. BMP for the Lake Tallavana residents regarding our septic systems was further discussed. The LMC believes this is an issue we will have to address to control the hypereutrophic condition of the lake and to justify our grant monies.