

**TALLAVANA HOMEOWNERS' ASSOCIATION, INC.**

Minutes of the monthly Board of Directors meeting held on Wednesday, April 15<sup>th</sup>, 2009 at the meeting room of the Havana Library, Havana, FL.

PRESENT: Linda Ritchie, Earl Mills, Rob Combs, Neil McDonald, and Larry Jones Board members, Debbie Robinson, Corporate Secretary. See attached list of others in attendance.

ABSENT: Rick Kornmeier and Tom Scott

The meeting was called to order at 7:10 pm by President, Linda Ritchie.

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

**Approval of Agenda:**

Move "Creek Erosion across from D-8" from New Business to Correspondence. (Linda Ritchie)  
Add to New Business Item #1 Fence at 12-pipes (Rob Combs)

EARL MILLS MOVED TO APPROVE THE AGENDA AS REVISED. NEIL McDONALD SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

**Special Speakers from Nurseries and Sean McGlynn:**

Representatives from Clinton and May Nurseries and their consultant Justin Strickland attended the meeting to report on their water quality activities and improvements. Justin spoke for the nurseries.

Both nurseries are currently operating under the DEP Agricultural Best Management Practices. By grassing spaces and rocking ditches, they have managed to minimize runoff and erosion. Their pesticides are kept and mixed in one area only. They use a more expensive slow-release granulated fertilizer directly in the pots. Justin provided copies of his report to each Board member and one for the official records of the Association. The report covered location, erosion control and run-off management, pesticide and fertilizer management, and irrigation management. Both nurseries recognize their roles as business and agricultural leaders in the Havana area and as such, they have voluntarily participated in programs implementing Best Management Practices.

Justin explained that the water permits issued to the nurseries require the water to be recycled. Regulators make frequent site visits to check on the compliance of the requirements. The water in the holding ponds is closely monitored for nutrients. Justin said that water sampling is done quarterly and reported to the state. Both nurseries are compliant with the required testing. The strict guidelines for chemical storage is practiced at both sites.

A THA member asked if the nurseries had considered organic methods. The answer is that commercial nurseries are banned from using organic methods for fertilizing. There are state and federal regulations that control what the nurseries can use.

There was a question about the holding ponds and their locations. The answer is that the Water Management District regulates where, how, what type of soil, etc. regarding the holding ponds. The nurseries have spent millions in their holding ponds to maximize the water usage.

There are concerns about the nutrient loading during a big rain event. The nurseries, by law, cannot stop the flow of water. Depending on the time of year, there may be more nutrients entering the creek during a large rainfall, however, testing has shown the levels of nutrients under the state standards. Sean said that he would like to see Tallavana and the nurseries work together to find solutions that would benefit both.

Linda thanked Justin Strickland and the representative from the nurseries for their report and discussion.

Minutes, Board of Directors Meeting, April 15, 2009

**Approval/Corrections of March 2009 Minutes:**

Grammatical and spelling corrections.

ROB COMBS MOVED TO APPROVE THE MINUTES AS CORRECTED. NEIL McDONALD SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

**Treasurer's Report:** Debbie Robinson reported for Rick Kornmeier who was absent. The total deposit for March was \$24,815., routine operating expenses of \$7,623.32, \$56,108.40 in major project expenses, checking account balance is \$128.83, Money Market balance is \$26156.10 and the balance in CDs/Savings is \$53,487.92. The separate account for the 12-pipe spillway repair has a balance of \$75,086.33 but we have heard from the county concerning payment for the construction.

Debbie reported on contact from Gadsden County regarding the 25% the Association owes for their portion of the construction of the 12-pipe spillway. The exact amount for our portion of the construction is \$59,802.38. There still may be some expenses from the County for engineering and attorney fees. Debbie asked the Board to move and vote for the payment to the County.

LARRY JONES MADE A MOTION TO APPROVE PAYMENT FOR TALLAVANA HOMEOWNERS' ASSOCIATION OBLIGATION TO THE COUNTY COMMISSIONERS FOR THE 12-PIPE SPILLWAY REPAIR. EARL MILLS SECONDED THE MOTION. THERE WAS NOT OPPOSITION, MOTION CARRIED.

Debbie will go to Focus Credit Union where a bank check will be written from the grant fund then she will hand deliver the check to the Clerk of Court's office.

**Correspondence/Phone Calls:**

1. Both Linda and Earl reported receiving phone calls regarding the condition of dirt roads during the heavy rains. Marc was called to grade the rougher areas and road materials were added.
2. Linda Ritchie received a call from B. Bennett on Hickory regarding several issues. One issue reported was about the speeding on Hickory. Scott Ivey will be made aware of this. Second issue was about the loose logs that are getting washed up into her yard. She asked if we could notify neighbors not to throw cut logs into the lake and that all natural debris thrown in the lake should be anchored. The third issue reported concerned barking dogs. The sheriff's department or Scott Ivey should be contacted regarding barking dogs. Linda mentioned that a newsletter article addressing these issues would be in order.
3. Linda received a couple of calls asking for the Board meetings to return to a Tuesday evening. The meeting rooms at the library and Hazel Baker Community Center have not been available on Tuesdays of the past few months, but Debbie was told that Tallavana would have the library meeting room in May on Tuesday the 12<sup>th</sup>.
4. Linda reported on the email received by Mr. Sirmons of 1931 Tallavana Trail regarding the amount of overflow from the D-8 that flows through their property. Mr. Sirmons asked if we had any plans to correct the problem or if we had any advice. Linda wanted to discuss this issue with our attorney to see what our legal responsibility was to the homeowner. The creek is on his private property. The D-8 pond is to catch sediment in the water that flows downhill into the lake. The D-8 was not constructed nor ever meant to be a storm water retention pond. The D-8 is permitted by DEP as a sediment pond. Kimsey Helms mentioned that no matter how clean the D-8 pond is of sediment, water has flowed over the road during severe rain events. Linda said that she would write a response to Mr. Sirmons.
5. Earl received a phone call from Debbie Hutkowski on Deer Pass regarding the road conditions. Because they traverse the road on motorcycles, she did not want gravel to be added. Earl said that they are going to try other materials that would not be adverse to motorcycles yet stabilize the road. Another

Minutes, Board of Directors Meeting, April 15, 2009

problem is that the garbage truck goes all the way to the end of Deer Pass and turns around. This is creating ruts. There was discussion that the Deer Pass residents may have to bring their recycling and garbage cans down to the end of Deer Pass at Tallavana Trail for pick-up to keep the trucks off Deer Pass.

6. Debbie read a letter that was received anonymously complaining about the trash bags of yard waste left in the neighbor's yard. The letter included pictures of the front yard with the trash bags. The county has ordinances that deal with trash and they should be contacted and asked to enforce the ordinance. Also, the Board cannot respond to anonymous letters. Neil said that this is an issue between neighbors and should be handled between the neighbors.

## **BOARD REPORTS**

**Legal:** Linda Ritchie

A. Mason Drive – No update. There has been no contact from their attorney to ours.

Linda reported that the issue with Lambert is complete.

Linda reminded everyone of the upcoming meeting for the ACC Section 200 Guidelines on Saturday morning at the pavilion.

**Member Relations:** Tom Scott (absent)

Reporting for Tom Scott, Debbie said the website had 1,569 visits in February and 1,782 visits in March. We had a great turn out of volunteers for workday. There were 24 neighbors who got a lot done. The social committee finished the workday with a great lunch. All workers and cooks were thanked.

The trash that was gathered during workday still needs to be hauled off. Earl will ask Marc Cocke to do that. Also, there remains a few posts and the rest of the cable to be installed along the road on the dam. Earl said that he would contact some help to finish that project.

**Lake Management:** Tom Scott (absent) & Neil McDonald

a. Packet to state – There was no discussion regarding the Governor's packet. Neil said that he was waiting for the return of Rick and Tom before going any further.

b. Carp report – Neil reported that he and Bill went out and harvested 150 carp. He said they concentrated in the areas of Hurricane and Beaver creeks.

Neil reported that Bob Rousseau has contacted him to arrange a date for the Annual Fish Survey. Neil said that when he has a firm date, he will post a notice on the bulletin board in case anyone else is interested.

**Lake Watch** – Pat Powell: Pat reported that now that the lake has returned, the Lake Watch committee will go out sometime this month.

**Security:** Rob Combs

Rob reported that Scott Ivey worked 20 hours for the Association and 16 hours while on duty in March. Scott reported 12 traffic stops and 75 house checks. Mike Fish worked 20 hours in March.

Debbie asked Rob to speak with Mike about working some evening hours. She has been getting complaints about trespassing fishermen during the evening hours.

**Gate:** The bid specifications were sent to several contractors as well as Bill Oswald. Debbie compiled their proposals on a spreadsheet for comparison. The Board members were given a copy of the spreadsheet. There was some discussion and it was specified that a contractor would be called only "as needed" if the job was more than the volunteer committee could handle. The routine maintenance and

Minutes, Board of Directors Meeting, April 15, 2009

minor problems would be handled by the volunteer committee. It would be up to the committee to determine when a contractor was to be called. Bill Oswald came in with the lowest hourly rate of \$50.00 per hour. The other contractors ranged from \$75-\$85 per hour.

EARL MILLS MOVED THAT BILL OSWALD SHOULD BE THE CONTRACTOR TO CALL ON AN AS NEEDED BASIS. LARRY JONES SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Roads, Grounds & Dam: Earl Mills

a. 12-Pipe Emergency Spillway update: Earl reported there was some erosion after the last significant rainfall. Some of the erosion was along the Bloomquist property and some was at the 12-pipe spillway. Neil said he spoke with NRCS who then contacted the engineering firm, Pebble-Ridge. The erosion at the 12-pipe spillway was not a design problem but caused by the water that came over the road. While Don Cantrell was removing sediment from the D-8 pond, Larry and Neil had him dump the dirt at the spillway to fill in the erosion. It was mentioned that the sediment from the D-8 pond was not the best type of soil to use for fill and that clay then rock would work better.

Member Don Magruder complimented the Board for the effectiveness of the 12-pipe spillway.

Earl reported that he and Diane Sheffield hiked up Magnolia Hammock Creek to determine the source of the sand that is filling the D-8 pond. It appears that the sand is not coming from one specific source but mostly from the creek bed and sides. The sand is deposited in the creek during a smaller rain but the larger rains flush the sand deposits downstream. There are large trees that have fallen and the creek is getting wider.

Larry said the D-8 pond is not working like it should; it has enlarged and is shallower. Earl said that we will continue to dig out the sediment but as the pond widens the costs may go up.

b. Emergency Exit Plans update: Linda reported the title search is currently being ran and the closing is approximately May 1<sup>st</sup>. So far there are no other alternate plans as there has been no contact with Bonnie Fowler.

Member Bobby Boatright inquired on the status of the standpipe. Neil said that he was waiting for someone to shoot the elevation to determine if the standpipe should be higher. Neil said that he would wait until the water level drops before attaching a collar. Bobby asked if the gate valve should be opened to lower the lake enough for the standpipe to be fixed. There was discussion between Neil and Bobby regarding the standpipe and how it should be returned to the permitted level. Their discussion included the grate that was on top of the standpipe before it was cut last summer. The grate has been retrieved from the bottom of the standpipe but needs repair before it can be put back in use. It was determined that a professional surveyor should be hired to determine the current level of the standpipe so then it can be determined what is needed to bring the standpipe and the lake level to the permitted level.

LARRY JONES MOVED TO HIRE THOMAS SKIPPER TO DETERMINE THE LEVEL SO THAT A COLLAR COULD BE INSTALLED ON THE STANDPIPE TO RETURN THE LAKE TO THE LEGAL LEVEL. ALSO, THE GRATE IS TO BE REPAIRED AND PLACED OVER THE STANDPIPE AS SOON AS THE COLLAR IS INSTALLED. NEIL MCDONALD SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

## COMMITTEE REPORTS

1. ACC:

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

Approved Submittals:

Minutes, Board of Directors Meeting, April 15, 2009

Mrs. Joyce Nettles, Honeysuckle Drive, submittal for roof replacement.

Tom & Susie Bolton, Audubon Drive, submittal for removal of 23 pine trees.

Hank & Sharon Greenberg, Tallavana Trail, submittal for removal of trees and roof replacement.  
Lee & Diane Sheffield, Tallavana Trail, submittal for temporary drive for access for installation of new drain field.

Frank & Donna Johnson, Tallavana Trail, submittal for roof replacement.

Ivan & Cheryl Roberts, Tallavana Trail, submittal for tree removal.

Mike Mapstone & Carolyn Rankine, Tallavana Trail, submittal for removal of two trees.

b. Other ACC Issues: No issues.

**See full report attached to the minutes.**

c. Section 200 Committee update: Jim Poss reported the first meeting was on March 17<sup>th</sup> and was more of an orientation. Jim has made a revision of the current guidelines and copies were sent to those committee members who requested them. The next meeting is Saturday April 18<sup>th</sup>.

2. **Lake Management Committee:** Diane reported that she, Candy Trimble, Gordon Patton and a friend of Candy's from NRCS went out on the North end of the lake to measure the depth of the muck. They found that the depth of the muck varied greatly from one spot to another. The deepest muck was found near the creek. Samples of the muck were taken and are to be analyzed for nutrients.

3. **Budget Committee:** Debbie reported that the committee met on April 1<sup>st</sup>. There was a slim turn out but Don was able to discuss details with Linda and Earl giving them the opportunity to come up to speed with the budget process. The next meeting is May 7<sup>th</sup>.

4. **ESO (Neighborhood Emergency Preparedness Planning):** Cheryl Roberts reported that she will be attending a meeting on Thursday with NEPP representatives. NEPP has issued sets of warning flags, which Tallavana was given three sets. The warning flags will be strategically place so that all residents can be made aware of an impending dangerous situation. Once determined, the neighborhood will be informed as to the warning each color flag represents. Two sets of the flags will be posted in Tallavana and one for Mason Drive.

Cheryl has the information together for a packet to be mailed to each member. The packet includes a questionnaire, a copy of the Good Samaritan law and the Vial of Live program. Members are to complete the questionnaires and return to Cheryl. Cheryl also has decals for pet owners that indicate to emergency response teams that there are pets in the house in case the owner is not home. Not many residents have responded to the pet registry but we hope that gains more interest.

**OLD BUSINESS**

No old business.

**NEW BUSINESS**

1. Fence at 12-pipes – Rob Combs proposed to have a 2” mesh type fence installed on the upstream side of the 12-pipes. His concern for the loss of game fish while flood waters flowed through the pipes was the main reason but safety is also a concern. He offered to take up the project and obtain the costs for the fencing.

Minutes, Board of Directors Meeting, April 15, 2009

Several members spoke on the issue stating that a fence had been installed many years ago. After a significant rain event, debris jammed up on the fence and would not allow the lake to flow through the overflow pipes creating flooding in the lake. Members had to wade through the water to clear the debris from the fence. The fence was promptly removed after the waters subsided.

Discussion then moved to fencing the area beyond the 12-pipes for safety reasons. The concrete spillway area could be attractive to youth on skateboards and bicycles. It was determined that there is probably no barrier that would keep kids from the area. At the least, we should post "No Trespassing" signs. Neil said that he would check into the cost of signs.

Laura Helms asked about the use of golf carts in Tallavana. She has seen one on Tallavana Trail several times. Linda said that golf carts are not allowed on the roads in Tallavana and will ask Scott Ivey to approach the offenders. It was suggested that a reminder about no golf carts allowed be included in the next newsletter.

With no further business, meeting was adjourned at 9:54 p.m.

Respectfully submitted,

Debra Robinson, Corporate Secretary

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

**April 7, 2009**

**Minutes/Report**

Meeting of the monthly Architectural Control Committee (ACC) was held on April 7<sup>th</sup>, 2009 at the pavilion of Lake Tallavana.

PRESENT: ACC Members –Pat Powell, Jim Grantham, Linda Ortiz, and Gary Robinson

THA Members –Debbie Robinson, Corporate Secretary

**Approvals:**

Joyce Nettles, 193 Honeysuckle Drive, submittal for roof replacement. Current roof is leaking. Color of shingles to be the same as existing ones.

Tom & Susie Bolton, 118 Audubon Drive, submittal for removal of 23 pine trees. No trees are in the buffers. Several of the trees are leaning badly and endangering the house. Other large trees are within 15'-20' of the house and would hit the house if they fell towards it. Trees were marked and site was visited by ACC member.

Hank & Sharon Greenberg, 1462 Tallavana Trail, submittal for removal of trees that are leaning

Minutes, Board of Directors Meeting, April 15, 2009

over the house and for roof replacement. Current roof is leaking. Color of shingle is to be brown.

Lee & Diane Sheffield, 1291 Tallavana Trail, submittal for temporary drive for access while a new drain field is installed. Gadsden County Health Dept. has permitted the drain field.

Frank & Donna Johnson, 1341 Tallavana Trail, submittal for roof replacement. Color and type of shingles to be the same as existing ones.

Ivan & Cheryl Roberts, 3565 Tallavana Trail, submittal for removal of dead tree from the buffer.

Mike Mapstone & Carolyn Rankine, 2167 Tallavana Trail, submittal for removal of two trees. One tree, close to the house, was struck by lightning. The other tree is in the buffer but is dead.

**Pending:**

**Other ACC Issues:**

Respectfully submitted,

Debbie Robinson,  
Corporate Secretary for Tallavana Homeowners' Association

APPROVED