

**TALLAVANA HOMEOWNERS' ASSOCIATION, INC.**

Minutes of the monthly Board of Directors meeting held on Tuesday, April 13<sup>th</sup>, at the meeting room of the Havana Library, Havana, FL.

PRESENT: Linda Ritchie, Bobby Boatright, Larry Jones and Marla Griffin, Board members, Debbie Robinson, Corporate Secretary. See attached list of others in attendance.

ABSENT: Earl Mills, Rob Combs, Neil McDonald

The meeting was called to order at 7:06 pm by President, Linda Ritchie.

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

MARLA GRIFFIN MOVED TO ADJOURN THE MEETING BY 9:00 OR BEFORE. BOBBY BOATRIGHT SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

**Approval of Agenda:**

Add to Old Business: 1. Signs (follow-up from motion made at March meeting)

BOBBY BOATRIGHT MOVED TO APPROVE THE AGENDA AS REVISED. LARRY JONES SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

**Approval/Corrections of March 2010 Minutes:**

Spelling correction.

LARRY JONES MOVED TO APPROVE THE MINUTES AS CORRECTED. BOBBY BOATRIGHT SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

**Treasurer's Report:** Bobby Boatright reported the total deposit for March was \$21,025.00, routine operating expenses of \$6,369.34, no major project expenses, checking account balance is \$1,047.10, Money Market balance is \$78,092.33 and the balance in CDs/Savings is \$54,547.63.

There were no unusual expenditures in March.

Debbie asked the Board to consider a transfer of funds from the Money Market to a higher interest earning account, perhaps a 6 Month CD. The current 6 Mo CD matures the end of June. There are no large expenditures before the end of June. It was the consensus of the Board to transfer \$40,000 from the Money Market to a 6 Month CD.

LARRY JONES MOVED THAT THE TREASURER'S REPORT BE ACCEPTED AS GIVEN. MARLA GRIFFIN SECONDED. THERE WAS NO OPPOSITION, MOTION CARRIED.

**Correspondence/Phone Calls:**

1. Debbie Robinson received a phone call regarding gunshots or fireworks on the lake. Debbie and Gary went down to the pavilion area and found a new homeowner had been setting off fireworks over the lake. The new homeowner was told that most residents appreciate the peace and quiet of Lake Tallavana and that the neighborhood was not used to fireworks other than July 4<sup>th</sup>. Debbie also reported a thread on the web site message board of complaints about the noise. Linda Ritchie also received complaints. It was questionable if some of the noise might have been gun fire instead of fireworks. Either way, it was disturbing to several neighbors.

2. Jim Poss had emailed information to the Board and Debbie regarding WastePro. Debbie drafted an informational insert for the Board's review, suggesting that the insert could be mailed with the 2<sup>nd</sup> quarter invoices. It was the consensus of the Board to include the WastePro information with the invoices. The information covered yard trash and large items.

3. Debbie reported an email received from a bank requesting proof of road maintenance prior to a closing on a home in Lake Tallavana. The information was provided.
4. Bobby received calls on a couple of lake issues, which will be covered under Lake Management.
5. Linda received an email asking permission to leave a car at the pavilion to advertise that it is for sale. Linda discouraged the car being parked at the pavilion but reminded the homeowner that they could post a picture on the bulletin board and advertise on the web site message board.

## **BOARD REPORTS**

### **Legal:** Linda Ritchie

a. Heidenreich – Pine Top Court: Linda reported receiving late yesterday a copy of a letter from Ken Able to Mr. Heidenreich. The Association is asking Mr. Heidenreich to repair Magnolia Court, finish Pine Top and/or cash settlement to the Association for repairs. The Association is also asking for the costs of the title work to be paid by Heidenreich. Linda thought that if need be we may go into mediation instead of court.

b. Legal Committee report: Jim Poss, Chairperson: The committee met April 12<sup>th</sup>, 10:00 a.m., at the pavilion. Committee members attending were Linda Ritchie, Don Magruder and Jim Poss; Mark Palmquist was not in attendance nor was any general membership present. Concerning Heidenreich - no progress; still waiting for his response regarding the Board's proposal.

Concerning Pine Top Court, Magnolia Court and Tallavana Drive connectors - the legal descriptions have been given to Tom Skipper to extrapolate enough information for the deeds to be created by Owen Title.

No action taken concerning Board Member ethics; there is no authority.

The committee will continue to work on clear concise ACC Guidelines that comply with the State Statutes and Governing documents.

The Board, not the ACC, will enforce the Sign Policy on common areas.

There was thought to be gun fire in the subdivision. There is no authority for Board enforcement but the sheriff could be contacted however, there is probably no violation of law.

Larry Jones expressed concerns regarding the notification of the Legal Committee meeting and the time chosen to be held. A meeting notice was not posted on the Mason Drive bulletin board. Jim Poss said the meeting was arranged at the last minute and he did not have time to get a notice to Debbie so she could post it on the Mason Drive bulletin board. Larry and other members did not appreciate that the meeting was held during the day and asked the Legal committee to consider members who work during the day that would like to attend when planning the meetings.

### **Member Relations:** Marla Griffin

The website had 1,198 visits in March.

Deadline for the next newsletter is May 15<sup>th</sup>. All Board members are encouraged to submit articles as well as anyone else.

Marla reported that the Social Committee provided a great lunch for the 25+/- volunteers for work day. The volunteers got lots of work done.

### **Lake Management:** Bobby Boatright & Rob Combs (absent)

a. Cormorant Control – Bobby reported that a few resident cormorants are on the lake and he would like to eliminate them once our permit renewal is received.

b. Fish Survey - Bob Rousseau was supposed to have done the annual fish survey by now but

has had equipment issues. He will conduct the survey and weed assessment as soon as possible. A few days after the survey, Rousseau will return to shock carp, focusing on the creek inlets to the lake.

c. Aquatic weed update – Bobby reported a large mat of pennywort in the cove by Dick Jones. Bobby has been using the cormorant boat as an Association resource boat, floating the pennywort out of the coves and moving towards the 12-pipe area where it is removed from the lake. The pennywort at the north end of the lake is providing fish cover but Bobby has been moving the pennywort from the docks and coves. Once Rousseau conducts the weed assessment, he will advise as to how much and what we should spray. The alligator weed and hyacinth were frozen back in the winter but may still come back as problems. They will be monitored.

The cove area by Barbara Bennett has been overrun by snakes. It was the consensus of the Board to allow Bobby to eradicate some of the snakes. It is believed they are common water snakes.

The new prop for the shocking boat has been given to Neil. No update how soon the shocking boat will be up and running.

The DEP has asked to conduct ground water tests, setting up 3 stations in Lake Tallavana. There is no cost to the Association and we will receive a report.

Bobby said he would like more policing on the lake as he has found several people fishing who do not live in Tallavana. Most of the trespassers are saying that they were invited by a homeowner but the member was not with their “guest”. Bobby asked that Rob, Scott and Mike spend more time at the lake and maybe even have Mike go out on the lake in his boat to check on residents vs. trespassers. There was discussion that we may need to enforce the regulation that member homeowners must be present with their guests on the docks and lake.

***Lake Watch*** – Pat Powell: Pat said the committee went out in March and is on a schedule for every other month. They will go out in May.

**Security & Gate:** Rob Combs (absent) Report from Debbie

Scott Ivey worked 20 hours for the Association in March. Mike Fish worked 20 hours in February and 16 hours in March.

**Roads, Grounds & Dam:** Earl Mills (absent - from his written report)

Road Culvert – Neil is to report on the progress of unblocking the culvert at Honeysuckle and Tallavana Trail. (Neil was not in attendance so no report.)

Magnolia Court ditches and shoulders – Neil is working on getting prices for creating a swale on each side from the intersection with Tallavana Trail up to the sediment pond. Once we have pricing and have title to the roadway, we will bring the project before the budget committee and present their recommendation to the Board.

At this point in the meeting Debbie reminded the Road committee that the Budget Committee would like the proper bidding process to be in place when getting prices for the work to be done on Magnolia Court. A specification sheet should be drawn up so that all the prices are based on the same work to be done.

Workday – We had a very productive workday on March 27<sup>th</sup>. Neil had installed the new fans before the workday and he and James Slater completed the installation of the motion detector lights at the ramps to the pavilion. New timers were installed and a new faucet at the boat landing. Three new RR ties were put in to replace the rotted ones in front of the pavilion. A tremendous amount of trash was collected as well as a lot of trimming along the lake edge. This was either burned or hauled off. The broken posts were replaced again at the 12-pipes. Gary Robinson now has the guard rail on the down-flow side of the

road at the 12-pipes securely bolted down. Then we had a great lunch. It was spectacular to see the folks jump in and make such a big difference in the appearance and utility of the area in just a few hours.

There was no written report from Neil in his absence.

The only items left at the boat ramp were some old tires and a couple more had been added since the workday. Before any other tires or trash is dumped at the ramp, they need to be removed immediately. Gary Robinson said he would pick up the tires and properly dispose them.

## **COMMITTEE REPORTS**

### **1. ACC:**

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

#### Approved Submittals:

Mark & Susan Studley, 3375 Tallavana Trail, submittal for deck added to the back of the house with one tree removed.

Jan Roche, 2075 Tallavana Trail, submittal for removal of 3 dead trees.

Virginia Everett, 208 Hickory Lane, submittal for removal of 1 dead tree.

**See full report attached to the minutes**

b. Other ACC business : none

**2. Lake Management Planning Committee:** As budgeted, the Association will be purchasing beneficial aquatic plants and they will be planted sometime mid-May. Diane will notify the membership on the website message board and ask them to contact her if they are interested in purchasing plants for their shoreline. Diane will remove what few elephant ears that have sprouted along the common area shoreline. The elephant ears are very invasive and exotic to our area.

### **OLD BUSINESS**

1. Signs update – Linda Ritchie reported that at the last meeting, the Board voted to contact two members who had signs that were in violation of the Sign Policy. A couple of days after the meeting, it was brought to Linda's attention that the large "For Sale" sign at 1615 Tallavana Trail would be removed as the house had been sold. The other sign involved the property owned by Mr. Heidenreich. Linda decided that since we were trying to work with Mr. Heidenreich, it would be better to disregard the size of the sign at this time.

### **NEW BUSINESS**

No new business.

With no further business, meeting was adjourned at 8:36 p.m.

Respectfully submitted,

Debra Robinson  
Corporate Secretary

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

**April 8, 2010**

**Minutes/Report**

Meeting of the monthly Architectural Control Committee (ACC) was held on April 8<sup>th</sup>, 2010 at the pavilion of Lake Tallavana.

PRESENT: ACC Members –Pat Powell, Gary Robinson, Kimsey Helms, and Linda Ortiz.  
THA Members –Larry Jones

**Approvals:**

Mark & Susan Studley, 3375 Tallavana Trail, submittal for 20' X 35' deck added to the back of house. One tree near the house will be removed for the deck.

Jan Roche, 2075 Tallavana Trail, submittal for removal of 3 dead trees.

Virginia Everett, 208 Hickory Lane, submittal for removal of 1 dead tree hanging over house.

**Pending:** None

**Other ACC Issues:** None

Respectfully submitted,

Gary Robinson, ACC member

Typed by:

Debbie Robinson

Corporate Secretary for Tallavana Homeowners' Association