

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on Tuesday, April 12th, 2011, at the meeting room of the Havana Public Library, Havana, Florida.

PRESENT: Bobby Boatright, Earl Mills, Rob Combs, Neil McDonald, Linda Ritchie, Marla Griffin, and Cheryl Roberts Board members, Debbie Robinson, Corporate Secretary. See attached list of others in attendance.

ABSENT: None

The meeting was called to order at 7:06 pm by President, Bobby Boatright.

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

Approval of Agenda:

No changes or revisions.

MARLA GRIFFIN MOVED TO APPROVE THE AGENDA AS WRITTEN. LINDA RITCHIE SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Approval/Corrections of March 2011 Minutes:

Clarification.

EARL MILLS MOVED TO APPROVE THE MINUTES AS REVISED. MARLA GRIFFIN SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Treasurer's Report: Bobby Boatright reported:

Totals for March:	Total Deposit: \$25,797.15
Routine Expenses: \$11,146.26	Checking Balance: \$526.46
Major Project Expenses: \$0.00	Money Market Balance: \$126,372.98
	Savings/CD Balance: \$95,810.84

Notable Expenses: Expenses in lake management were for materials and labor for the boat ramps. Attorney's fees: \$3,197.55 will be passed on to the delinquent members who have caused the Association to incur these expenses in efforts to collect unpaid assessments.

Bobby reported last month's total of hours for Debbie Robinson, Corporate Secretary/Bookkeeper:

Total hours worked for 3 months:	287.25**
Total hours per contract @ 80 hours/mo for 2 months:	240.00
Hours worked over contract	47.25

** Total hours worked does not include hours volunteered to work on gate or work days.

EARL MILLS MOVED TO ACCEPT THE TREASURER'S REPORT. LINDA RITCHIE SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Delinquent Update – A written report accompanied the updated Delinquent/Liens/Foreclosure list and was distributed to the Board members. At the March meeting, the Board discussed how to deal with the members who still owed for at least one quarter but did not fall into the category of 3 quarters that would put them on the Delinquent List. As a result, 12 letters were sent asking the members to pay the total amount due as of March 31st; reminding them that the lump sum for the balance of the current year could be demanded once considered delinquent. The members were also informed that if there is no response, the Association would turn them over to our attorney for collections with the costs of the attorney to be added to their total due. Only one person did not pick up the certified letter, three members paid a portion of their past due amount and the rest paid in full. The person who did not respond will be turned over to

Ken Abele.

On April 4th, Ken, Bobby and Debbie appeared in Small Claims Court against members that have become seriously delinquent. Of the 10 members we filed against, two paid prior to court date, one unsuccessfully attempted to contact Ken prior to court and the others agreed out of court to settle for payment plans. Ken will set up the plans; filing the payment stipulations with the court. Copies of the signed stipulations with the members' first check will be sent to the Association. The bookkeeper will track the payments to follow informing Ken if payments are not made as promised. Immediate judgments will be filed if the member defaults in the payment plan.

Correspondence/Phone Calls:

1. Bobby received two phone calls relevant to dogs. One caller from Mason Drive had to put her dog down after it sustained injuries from two dogs that dug under the fence and attacked her dog. Bobby referred her to the county animal control officer as this was a civil issue.

The other caller had a dog gain entrance into her house. She eventually was able to get the dog out of her house but the dog would not leave her yard.

2. Bobby had other communications in reference to some of the business that will be covered in the meeting.

3. Neil McDonald received a phone call concerning turtles that had been run over. The caller asked if anything could be done. Neil suggested that drivers should slow down and be more aware.

NEW BUSINESS

Fuller-ACC Appeal: The ACC would not approve the submittal from Bill and Elaine Fuller for a 56-foot section of privacy fencing to be placed one foot from the property line between Fullers and Stansberrys. Bobby briefly listed the steps of the appeals process. Both Fullers and their attorney submitted letters stating their objections for the denied fence. The Board members were given copies of the letters as well as the reason the ACC denied the fence. At this time the Board is to review and to determine what, if any, action should be taken. The Board may instruct the ACC to determine alternative solutions. All suggestions from the ACC for a natural barrier or different locations for the fence have been rejected by the Fullers. Mrs. Fuller stated that she needed the privacy fence because a natural barrier would not grow. If a resolution cannot be achieved then ultimately, a formal court hearing may be initiated by either the Board or the property owner.

Bobby then asked the Board where to go from this point on. He stated that it appears the ACC has tried to present options but were turned down so now we are beyond that step. Linda Ritchie stated she was against the Board and the ACC getting involved in what should have been between neighbors. If the neighbors have an issue, then both parties and their attorneys should go to mediation.

Neil McDonald stated the Fullers were told to go to the ACC before erecting their fence and they did. The ACC did what they were supposed to do by reviewing the Fullers submittal even though it was denied. And now the Fullers are continuing the process by coming to the Board. He said at this point it was up to the Board to make a decision.

Cheryl and Rob both mentioned that there are other privacy fences in the neighborhood even though some may not be ACC approved.

Bobby stated that when fences are allowed in the buffers there should be consideration for the neighbors, in this case the Stansberrys, who have also sent letters expressing their objections to the fence. Bobby asked Mrs. Fuller if she would consider moving the fence further in from the property line; maybe as much as five feet so the fence would then be surrounded by more foliage and less noticeable to the Stansberrys. Mrs. Fuller said she has decided to move the fence from one foot from the property line to 1 ½ feet but any further away from the property line was not acceptable.

CHERYL ROBERTS MADE THE MOTION FOR THE BOARD TO STAY OUT OF THIS ISSUE THAT

APPEARS TO BE A PROBLEM BETWEEN NEIGHBORS. THE MOTION IS ALSO FOR THE BOARD TO OVERRIDE THE ACC DECISION IN THEIR DENIAL OF THE FENCE; THIS ISSUE SHOULD NOW BE LEFT TO THE TWO PROPERTY OWNERS AND IF NEED BE, FOR ONE OF THE PROPERTY OWNERS TO INITIATE MEDIATION. LINDA RITCHIE SECONDED THE MOTION. THERE WAS NO OPPOSITION. MOTION CARRIED.

OLD BUSINESS

2011 Payment Adjustment Plan – The proposal to adjust the due dates for the remaining year of 2011 was discussed at the March meeting; a motion was made but no second and so there was no vote by the Board. The plan was briefly reviewed prior to the motion and vote.

MARLA GRIFFIN MOVED TO ACCEPT THE PAYMENT PLAN AS FINALIZED AT THE MARCH BOARD MEETING. CHERYL ROBERTS SECONDED THE MOTION. THOSE IN FAVOR: MARLA GRIFFIN, LINDA RITCHIE, ROB COMBS, CHERYL ROBERTS, NEIL MCDONALD. OPPOSED: EARL MILLS. MOTION CARRIED.

BOARD REPORTS

Legal: Cheryl Roberts, Linda Ritchie

a. Mason Drive Letter: The Board was given a copy of the draft from Ken Abele in their packets. There was a correction to a date. Ken is to send the corrected original letter on his letterhead to the Association to be copied and forwarded with the three documents governing Mason Drive to each property owner on Mason Drive.

b. Heidenreich Letter: The Board was given a copy of the draft from Ken Abele in their packets. There was a grammatical correction. Ken is to send the corrected original letter on his letterhead to the attorney of Mr. Heidenrieck, Frank Shaw. The letter pertains to the ownership of Magnolia Court and Pine Top Court and addresses the sign Mr. Heidenreich has erected on his property at Pine Top Court.

c. Resolution for payments and collections: A draft of the resolution was given to the Board members at the April 12th meeting. Bobby asked the Board members to review the draft and Section 115 of the Rules and Regulations and to be prepared to discuss at the May Board meeting.

Member Relations: Marla Griffin

The website had 1347 visits in March.

Deadline for the next newsletter is May 15th.

Lake Management: Bobby Boatright & Rob Combs

a. Carp Management – Neil reported harvesting 79 carp during their last shocking. Bill and Neil observed spawning activity in the shallows so they poled in to get to the carp.

Bobby reported that the Annual Fish Survey would take place on Wednesday. Bob Rousseau would determine at that time if additional carp shocking was needed.

b. Cormorant Management – Bobby reported observing no more than a couple dozen cormorants but no real problems.

c. Shoreline Restoration – Currently Marc is not working on anyone's shoreline. This item will be dropped from the Agenda once the permit expires in May.

d. ***Lake Watch*** – Pat Powell: Lake Watch did go out in March collecting samples from 3 stations. Plans for next sampling in May.

Security & Gate: Rob Combs

FWC Officer Shon Brower worked 17 hours in March. Due to some peculiar circumstances in the neighborhood, Shon tendered his resignation as Security Officer. The second FWC officer, Hank Forehand, may be available for the position. Rob will contact Hank.

Gadsden County officer, Jeff Stowell, began working security this month.

It has been suggested that if or when we hire another FWC officer, we should have written guidelines for the officer to follow. Rob said he will draft some directives for Board approval.

Gate – No report.

Roads, Grounds & Dam: Earl Mills

Road Culvert across Honeysuckle at Tallavana Trail - Still work in progress.

Large Culvert Replacement across Tallavana Trail near Don Jones house – Still monitoring but no continued heavy rains to test impact.

Spalling on the outflow side of the 12-pipes – Cheryl has identified the type of material needed to make the repairs and it is now a matter of selecting the proper conditions (temperature and humidity) to complete.

The ramp at the pavilion is in need of repairs – Kimsey and Neil will work on that.

Guard rail on back side of Dam – The requests for quotes have not been sent yet; waiting until the road overlayment bids were settled.

No outlet signs – Residents on Deer Pass East have requested Dead End or No Outlet signs at the entrance as they feel that they get a lot of people just driving up and turning around. The committee has mixed feelings putting up the signs as there are five other roads that have no outlet. With all the homes for sale and Open Houses, the Board agreed with the committee that there will always be people driving around and therefore, no signs. Cheryl offered to write a letter to the members of Deer Pass in response to their request.

Repaving of section 3 Tallavana Trail, lower portion of Magnolia Court and section of Deer Pass East: Bid specifications were sent on March 16th to eight asphalt contractors. Only two bids were returned; from Peavy & Son and North Florida Asphalt, Inc.

While reviewing the returned bids, Earl had a question concerning the Peavy proposal. It appeared that some of the work was not included on the pricing for the recycled mix so Earl placed a call to Peavy for clarification. As of this meeting, Peavy has not returned Earl's call, therefore, it was not clear which of the two proposals should be considered.

There was discussion about the urgency of the project to maintain current prices but without clearly knowing what all was included in the Peavy prices, the Board did not want to make a decision at the time. When Earl has clarification from Peavy, an email will be sent to the Board with the revised bid comparison. Each Board member is to respond to all in order for the vote to be legal.

MARLA GRIFFIN MADE A MOTION FOR THE DECISION OF AN ASPHALT CONTRACTOR TO BE HELD OFF UNTIL THE PROPOSALS ARE CLARIFIED AND CONFIRMED. THE BOARD MAY THEN DECIDE ON A CONTRACTOR VIA EMAIL WITH ALL BOARD MEMBERS RESPONDING. CHERYL ROBERTS SECONDED THE MOTION. THOSE IN FAVOR: ROB COMBS, MARLA GRIFFIN, CHERYL ROBERTS, NEIL MCDONALD, AND LINDA RITCHIE. EARL MILLS ABSTAINED FROM VOTING.

On Friday, April 1st, a teen driver missed the curve when approaching the dam. Four posts were knocked out as well as the cable, and then the driver swerved to the other side hitting the guardrail. There were no injuries to the driver or his passenger. Teens were not residents of Tallavana but were visiting. Florida Highway Patrol was called to the scene to file a report. The parent of the driver offered to repair the guardrail not wanting this incident reported to his insurance. There was concern of liability if we allowed an individual to repair the guardrail, both to the person and to the integrity of the guardrail.

Debbie is to obtain the full FHP accident report and call the driver's insurance company.

COMMITTEE REPORTS

1. ACC:

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

Approved Submittals:

Mike Carter, submittal to repaint house same color.

Robert & Marla Griffin, submittal for 42” high picket fence for dog enclosure.

Dorothy Ross, submittal for repaint of shutters, trim, front door and garage door.

Fred & Vickie Youcher, submittal for removal of large dead tree.

b. Other ACC business – ACC members met at Fuller residence on Saturday, March 12th. Committee did not approve fence. Fullers may appeal to the Board.

See full report attached to the minutes

2. Lake Management Planning Committee: Diane is alarmed at the water quality with the amount of algae already on the lake. Sean collected samples a couple of weeks ago for the continued TMDL but we do not have the results back yet. Diane reported that DEP was also out conducting a water quality sampling.

With no further business, meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Debra Robinson, Corporate Secretary

Complete ACC report on next page

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

April 7, 2011

Minutes/Report

Meeting of the monthly Architectural Control Committee (ACC) was held on April 7th, 2011 at the pavilion of Lake Tallavana.

PRESENT: ACC Members –Pat Powell, Linda Ortiz, Kimsey Helms and Dorothy Ross
THA Members –Jim Poss, Linda Ritchie, Bobby Boatright, Neil McDonald and Debbie Robinson.

Approvals:

Mike Carter, 170 Hickory Lane, submittal to repaint house same color as existing and change the door color from red to darker gray.

Robert & Marla Griffin, 410 Tallavana Trail, submittal for picket fence, 42” high, 160 feet long for dog enclosure. Fence to be stained same color as house, dark brown.

Dorothy Ross, 200 Audubon, submittal to paint shutters and trim same as existing color. Front door and garage door are to be repainted as well.

Fred & Vickie Youcher, 101 Tallavana Trail, submittal for the removal of a large dead tree from the far back part of the yard.

Pending:

Other ACC Issues: ACC members met on site at the Fuller residence on Saturday, March 12th. The Fuller submittal was denied by the committee but the Fuller’s may appeal to the Board of Directors.

Respectfully submitted,

Debbie Robinson
Corporate Secretary for Tallavana Homeowners’ Association