

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting, held April 13, 1999 at the Public Meeting Room of the Havana Public Library, Havana, FL.

PRESENT: Pete Everett, Kimsey Helms, Sheila Mehle, Jennifer Oswald, Nat Washington. Donna Johnson, Recording Secretary and visitors: Pat & Jim Powell, Billy Cabanas, Jim & Sue Poss, Laura Helms, Bill Oswald, Debbie & Richard Connelly, Neil & Gail McDonald, Rebecca Hardy, Andrena Knicely.

ABSENT: Diane Sheffield (for a funeral) & Bruce Buckson.

It was noted that Debra Connelly was recording the meeting with a tape recorder.

Pete called the meeting to order at 7:06 pm.

Approval/Correction of Minutes: Page 2 under Gate: 2nd paragraph should change Christmas balls to "Broken Christmas light bulbs" and again on the same line. Under Roads Grounds, 2nd sentence should read "Marc Cocke will take trees to be used in the Lake". 3rd page 2nd paragraph, should read "Kimsey said we need to have a proposal. Under Tallavana Holding Ponds the price should read \$150 both times. The first page 4 should be removed. With no further corrections, Kimsey moved to accept the minutes as amended and Sheila 2nd, there was no opposition in voting.

Correspondence: Pete read a letter from Patricia Peters about her concerns at the Lake and also an excerpt from the Leon County Property Appraiser with regard to taxing public property owned by Homeowners Associations. Pete stated that Gadsden County may not want to handle the public lands within Lake Tallavana in this manner. Pete will continue to talk with the Gadsden County Tax Appraiser.

Treasurers Report: Sheila (Treasurer) gave the Income Report for March, 1999. We had a closing balance in the checking account of \$18,321.02 and in the Sinking Fund \$94,419.28.

COMMITTEE REPORTS:

Legal: Pete reported that he plans to call a Special General Membership meeting on June 12th to discuss the petitions. There was general discussion about the petitions and Deborah Connelly stated that the Board had no right to send a rebuttal to the membership.

Lake Management: Jim Powell stated Jeff Nordhaus will shock the lake on Friday and check for weeds. Also expected the delivery of Bass on Tuesday or Wednesday next week. There was general discussion about weed spraying and control.

Security: Jennifer stated Billy worked 30 hours last month and gave several warnings. The boat that belongs to Tripp Whitaker was parked over night at the Pavilion and bad tackle stolen. Also no one has reported stolen newspapers lately. Jennifer stated that delivery trucks are having trouble with addresses with some using new and some keeping old addresses.

Gate: Bill Oswald stated he wired the lighted sign light direct to electricity at Hwy 12 so the light remains on constantly. Jennifer stated she needs a key to open the gate. Bill will order a new motor rather than repairing an old one and will have the wheels repairs.

Roads, Grounds & Dam: Kimsey had the paved road ditches cleaned out & shoulders mowed. Is planning to mow the grounds about every 3 weeks, depending on the weather. Drainage valve has been replaced and decking will be done this week. Fishing dock at the pavilion has been repaired. Holding pond cleaned out in F section. Permitting for repairs to road portion of the lake overflow was sent to Water Management today and expect approval in May.

ACC: Sheila stated committee met on April 6th approved a deck for Sharon Quintero; deck on house to Pat Peters; change house colors on AA-3; shutter color for gate house; Kimseys' deck over water with bench addition, house on F-35 and carport for A-5 approved. Richard Connelly stated he repaired the window in the bath house.

Special Projects: Nat stated he has block and rope and needs volunteers to place brush in lake. Jim Powell suggested put brush in about 10 foot of water. Pete read report from Diane about running power to Mason Drive sign.

Newsletter: Sheila stated in a letter from Alyce about having a publishing company printing out letter again with advertisement. Pete suggested we continue to publish our own letter.

Social: Deborah Connelly stated Social committee thought the cost of fireworks for the 4th of July was so great that they don't think we need a social committee. Pete will check with Don Jones about fireworks.

Holding Pond: Jim Poss reported that 1 storm water pond has been cleaned out and thought we needed to get permission from property owners to work on the others.

OLD BUSINESS:

1. ESO-no report
2. Lot purchase - no report
3. Lot 31 purchase - no report
4. Mason Drive - already discussed
5. Mason Drive assessment - no report

NEW BUSINESS:

1. Discussion topic for May: There was general discussion and plan for open meeting for membership at the Pavilion next month.
2. Homeowner's Issues: Richard Connelly suggested letting boaters leave gas motors on boats with no gas on board. Richard Connelly also said Diane drives up and down the road with dogs barking on Saturday mornings when he is outside trying to enjoy the quiet mornings. Jennifer suggested Richard talk directly to Diane to solve this problem. Sheila also stated she has a complaint about construction noise on Hickory Lane. There was general discussion about ACC guidelines.

With no further business Kimsey moved to adjourn and Jennifer seconded. There was no opposition. Meeting adjourned at 8:50 pm.

Respectfully submitted,

Donna Johnson, Acting Recording Secretary

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