

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on August 12, 2003 in the meeting room of the new Havana Library, Havana, Florida.

PRESENT: Kimsey Helms, John Staron, Jean Wood, Don Magruder and Linda Ortiz,
Board members, Debbie Robinson, Secretary to the Board of Directors. See attached list of others in attendance.

ABSENT: Tommy Baker & Billy Cabanas

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

Meeting being recorded by Association Secretary and D. Connelly, homeowner.

Approval of Agenda:

MOTION BY JOHN STARON, SECONDED BY JEAN WOOD, THAT THE AGENDA BE APPROVED AS IS. MOTION CARRIED.

Approval/Corrections of July 2003 Minutes:

MOTION BY JOHN STARON, SECONDED BY JEAN WOOD, THAT THE MINUTES BE APPROVED AS WRITTEN. MOTION CARRIED.

Treasurer's Report: In the absence of Tommy Baker, Debbie Robinson reported that income for July was \$14,457.50, expenses of \$17,762.55, checking account balance is \$20,115.96 and sinking fund balance is \$144,881.42. The largest expenses were for attorney fees, mowing, dirt road maintenance & the July 4th Social.

MOTION BY JEAN WOOD, SECONDED BY JOHN STARON, THAT THE TREASURER'S REPORT BE APPROVED AS READ. MOTION CARRIED.

In the interest of Helge Swanson's time, the meeting was turned over to him for a presentation on the most recent work done on the lake as well as what is planned for the near future. A final design for the D8 arm will be submitted along with the budget and time line. So far it looks like we will stay within the amount budgeted and could even come in under budget with good weather. After construction and operation of the D-8 arm, there will be the need for ongoing clean outs which should be considered in future budgets. Helge also gave a picture presentation of the most recent work done on the lake dredging.

Correspondence/Phone Calls:

1. A letter was sent to Kevin Reed explaining the laws governing community organizations prohibiting a public board, such as the THA Board, from holding private meetings. Mr. Reed was encouraged to address his concerns at a regularly scheduled meeting.
2. Don Magruder received a phone call from Mr. Buddy Chester, Lot E-12, reporting the clearing of trees in the buffer zone adjacent to his property and even crossing over onto his property. Mr. Chester was in attendance and at that time expressed his concerns and showed pictures of the cleared buffer zone. There was no variance given by the ACC for the buffer to be cleared. There has been no success in contacting the owner. Mike Mapstone is to work on contacting the owner so that the replacement of the buffer zone may begin.

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BOARD REPORTS

Legal: Don Magruder.

Connelly case – A hearing to dismiss was scheduled but was dismissed by both attorneys.

Lincicome case – There was an order by the court to go thru mediation and a pre-trial meeting. Mediation was held on July 29, 2003. After several hours, agreements had been arrived at. To summarize, THA and Lincicomes agreed to swap the present 50' easement for the section that is already there. It was agreed that a fence be built along the 30' easement to the boat ramp to keep members from Lincicomes' private property. Lincicomes agreed to remove the gate and THA will repair the fence from Mason Drive to the easement. The next day they all met for a pretrial meeting where the Judge reviewed the agreement, then issued a court order and a timeline. Board Member John Staron has been given charge to obtain quotes for the agreed upon fences and gates and see to the installation once all prices and materials are approved.

Don also studied the idea by Mr. Heidenrich to deed the road of Magnolia Court to THA. Don found that the roads are taxed but minimal. Don would like for the property appraiser to determine the amount to be taxed before THA accepts the road deeds.

Don met with Linda Ritchie in regards to the 17 acres at the end of Quail Court that Linda plans to develop into 5 lots with a 6th lot and a 20 foot buffer between Quail Ct. & Mason Drive being donated. There were discussions and questions about the road being deeded over, owner or THA maintained, paved or not. There was a request by the Board that a copy of the original agreement between Mr. Jim Cocke & THA be studied to determine what was agreed upon when Mr. Cocke first contacted the board about this. At the same time, a request was made to study what was agreed upon for Pine Top Court to try to keep a continuity regarding the new roads.

Last of the Legal items was advice from our attorney about the 30 acres on the east side and the need to develop the land for use by all members.

Lake Management: Reported by Jean Wood

There was an unexplained fish kill at Hurricane Creek. Although it is unknown what happened, it did occur after a very heavy rainfall.

Readings were taken with the new meter. The result of too much rain and not enough sun has cut back on the dissolved oxygen.

There has been a 3-foot alligator spotted on the dock of Billy Cabanas as well as other reported sightings of the same.

Pat Powell reported on the Lake Watch. No report other than the Lake Watch committee will be going out this Saturday, Aug. 16th.

Security: Reported by Debbie Robinson for Tommy Baker

Scott Ivey worked a total of 20 hours, 15 on duty, for July. Billy Kemp also worked 20 hours.

Gate: The phone was re-installed at the gate on Saturday August 9th. Due to the phone being out, the gate was opened for various functions.

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Roads, Grounds & Dam: Reported by Kimsey Helms & John Staron

John reported that with all the rain the finishing of shingling the sign has had to be postponed. We need 4-5 days without rain before the sign can be finished.

John has received quotes on playground equipment with installation beginning approximately \$40,000. The equipment has to be installed professionally for liability reasons. John will be contacting a subcommittee for their recommendations. It has been suggested that maybe we should consider smaller items such as a spring horse and teeter-totter for cost and liability reasons.

Kimsey reported that the load of rock that had been dumped on the dirt part of Tallavana Trail had been moved.

Member Relations: Reported by Linda Ortiz

There are new pictures on the website and Linda would like to include some of the pictures of the dredging that Helge had shown earlier.

Deadline for the newsletter is Aug 15th. This issue will be quite different. The printing for this quarter newsletter is donated.

Linda has been looking at other ways to promote Lake Tallavana with one idea being a vehicle tag.

Sunday, Sept. 07, is the date for the Volunteer Appreciation Ice Cream Social beginning at 3:00 p.m. at the pavilion. Linda asked the board to please plan to attend and serve. Although it was included in a motion in July's meeting, the light meal of hotdogs has been dropped from the activity.

ESO: Reported by Bob Harrer – There will be a meeting with the supervisors to begin getting organized. Bob would like to schedule training sessions for the various units. Bob asked if anyone had a need for the older style CB radios that the ESO had been using. If there were no needs, Bob received permission to sell the radios with the proceeds staying with ESO. It was suggested that the Board member in charge of Security be the liaison for the ESO

COMMITTEE REPORTS

ACC: Reported by Mike Mapstone

August 5th meeting held, one item approved:

1. A 768 sq. ft. garage submitted by Edgar Phillips at 10 Mason Court.

MOTION BY JEAN WOOD, SECONDED BY DON MAGRUDER, THAT THE RECOMMENDATION BY THE ACC BE APPROVED. MOTION CARRIED.

The situation at the Emory Morris property is still pending. ACC has requested his survey from his closing documents so that they could determine the original footprint he's claiming to be building within. There was a meeting between Mr. Morris and THA representatives Don Magruder & Diane Sheffield on July 25th to discuss the gazebos and new decking.

Welcome Committee: Reported by Mark Palmquist for Carolyn Palmquist – There are 2 visits scheduled.

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OLD BUSINESS

1. Consideration of Board Policy on Committee Term Limits – The purpose of this policy is to clarify the President and Board's roles in appointment of committees, appointment of Chairpersons, the establishment of duties and responsibilities of committees and the terms of office of the appointees. This policy is also to clarify the appointing of ACC members. There was an amendment presented for consideration during the board meeting to be included in the original proposed policy.

MOTION BY LINDA ORTIZ, SECONDED BY DON MAGRUDER, THAT THE AMENDMENT TO THE PROPOSED BOARD POLICY ON COMMITTEES BE APPROVED AS CORRECTED. MOTION CARRIED.

Concerning term limits of office for the ACC members. There was discussion that policy should be change from 3 years to 5 years.

MOTION BY JEAN WOOD TO CHANGE PROPOSED POLICY ON ACC TERM LIMITS FROM 3 YEARS TO 5 YEARS, THERE WAS NO SECOND.

MOTION BY LINDA ORTIZ, SECONDED BY JOHN STARON, THAT THE PROPOSED POLICY ON ACC TERM LIMITS FOR 3 YEARS BE APPROVED. MOTION CARRIED.

MOTION BY JEAN WOOD, SECONDED BY JOHN STARON, THAT THE PROPOSED POLICY IN IT'S ENTIRETY AND THE APPROVED AMENDEMNT IS ADOPTED. MOTION CARRIED.

BOARD POLICY ADOPTED ON AUGUST 12, 2003 – APPOINTMENT OF COMMITTEES, CHAIRPERSONS, AND TERM LIMITS. Copy of policy in its entirety attached.

2. Consideration of Board Policy on Trailers, etc, - There was discussion but no conclusions or agreements could be made as well as time had run out. Item to continue next meeting.
3. Discussion of ACC items – Beckwith, Shields & Harrell – Item postponed to September meeting due to lack of time.

MOTION BY DON MAGRUDER, SECONDED BY JOHN STARON TO CONTINUE THE DISCUSSIONS AND VOTING ON ITEM 2 IN THE SEPTEMBER BOARD MEETING DUE TO THE LACK OF TIME AND THE INABILITY TO AGREE ON THE PROPOSED CHANGES. MOTION CARRIED

NEW BUSINESS

With no further business, at 10:00 pm, Don Magruder moved to adjourn, John Staron seconded.

Respectfully submitted,

Debra Robinson,
Secretary to the Board

/dr