

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on Tuesday, August 11th, 2009 at the meeting room of the Havana Library, Havana, FL.

PRESENT: Linda Ritchie, Earl Mills, Rob Combs, Neil McDonald, Tom Scott and Larry Jones, Board members, Debbie Robinson, Corporate Secretary. See attached list of others in attendance. (Seventh position currently vacant.)

ABSENT:

The meeting was called to order at 7:08 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:

No additions or revisions.

TOM SCOTT MOVED TO APPROVE THE AGENDA AS WRITTEN. NEIL MCDONALD SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Board Member Vacancy:

After a tie vote to fill the vacancy at the July meeting, the four Board Members at that meeting voted to postpone the vote till the August meeting when all the Board members could be present.

Since the July meeting, Bill Oswald withdrew his name from the running. And as recorded at the July meeting, Linda Kornmeier did not accept the nomination from the floor. Bobby Boatright is the remaining nominee for the Board vacancy.

President Linda Ritchie asked if there were any other nominations. There were none.

TOM SCOTT MOVED TO ACCEPT BOBBY BOATRIGHT TO FILL THE VACANCY ON THE BOARD FOR THE REMAINING TERM OF THAT POSITION. NEIL MCDONALD SECONDED THE MOTION. THOSE IN FAVOR: TOM SCOTT, EARL MILLS, LINDA RITCHIE, ROB COMBS AND NEIL MCDONALD. OPPOSED: LARRY JONES. MOTION CARRIED.

Bobby Boatright took his place on the Board. It was the consensus of the Board that Bobby fills the position of Treasurer. Bobby said that he would get with Debbie to go over what is involved.

Linda Ritchie expressed her enjoyment in working with the Board and appreciates the times when they work as a team. She would like feedback from all of the Board members so that they can continue to work together.

Approval/Corrections of July 2009 Minutes:

No changes.

TOM SCOTT MOVED TO APPROVE THE MINUTES AS WRITTEN. LARRY JONES SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Treasurer's Report: Debbie reported the total deposit for July was \$17,592.05, routine operating expenses of \$9,548.25, major project expenses of \$2,000, checking account balance is \$1,759.81, Money Market balance is \$43,215.48 and the balance in CDs/Savings is \$53,943.46. The major project expense was for the 2nd qtr. TMDL sampling and analysis by McGlynn Laboratories.

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

Delinquent assessments – Debbie reported that 6 liens were filed due to no response from the delinquent members. She received one phone call with a promise of a payment plan to be submitted by Friday, August 14th. There were communications with 3 other delinquent members who have until September 8th to respond. And there is one homeowner that was in foreclosure but is now living back in the house. Linda advised Debbie that the foreclosure issue would be better addressed by our attorney. There is one delinquent account that has passed the minimum threshold and will be turned over to the attorney for small claims court proceedings.

Correspondence/Phone Calls:

1. Earl received several phone calls regarding the dirt roads after several rains. More will be discussed under Roads, Grounds and Dam.
2. Linda Ritchie received a phone call from Nia Wellendorf from the DEP regarding an aquatic plant survey that Nia will be conducting next week. A sign will be posted on the bulletin board informing the neighborhood of a gas motor on the lake for the survey. Kimsey Helms and Diane Sheffield expressed interest in assisting with the survey. Bobby expressed a desire to leave the aquatic weeds on the lake to allow fish cover. All concerns will be discussed with Nia while she is here.
3. Tom Scott reported email communications regarding the lake level. He explained that during the summer thunderstorms we cannot predict the amount of rainfall and therefore control the lake level. He said that when there is a tropical event headed our way, we can open the valve as long as we are given plenty of notice. He asked everyone to keep in mind that the gate valve drops the lake only 4-6 inches in a 24 hour period.

BOARD REPORTS

Legal: Linda Ritchie

Linda reported that the Legal Committee met on July 16th. The committee discussed many things but focused on the possible use of Robert's Rules of Order for the Annual Meeting. As a result of the committee meeting, Chairman, Jim Poss, drafted a recommendation to the Board for Adoption of Robert's Rules of Order at the August Board meeting. In the recommendation, Jim stated that, "The THA Legal Committee recommends that the THA Board of Directors adopt Robert's Rules of Order as the official procedural format to be used as necessary to settle disputes involving elections and other matters in an orderly and acceptable manner."

Member of the Legal Committee, Mark Palmquist, briefly described the book that would be most helpful in learning and following Robert's Rules of Order. Mark also recommended that the Board be allowed to read the book prior to adopting Jim's recommendation so that we all know what is involved. Mark expressed the importance of preserving the business that needs to be accomplished at the meetings as well as preserving the relationships among neighbors.

Linda asked Debbie to obtain enough copies of the Robert's Rules of Order book for each Board Member and the Corporate Secretary. The books are to be distributed to the Board Members and read, so that the Board can discuss the rules at the next meeting.

Debbie suggested that whatever the Board adopts, the rules could be written up in the winter newsletter, which goes out in November, so the members know what to expect at the Annual Meeting in January.

Member Relations: Tom Scott

There were 1,066 visits to the website in July.

The deadline for the newsletter is August 15th. Anyone wishing to submit an article should get it to Linda Ortiz by the 15th.

Lake Management: Tom Scott & Neil McDonald

a. Carp report – Neil reported that he will be keeping track of the carp harvest instead of Bill. Also, Neil has convinced Bill to train others on the shocking equipment. Neil reported that they went out once in June for a couple of hours and harvested 15 carp. They went again today for 2 ½ hours and picked up 11 carp. While out, they saw hundreds of shad, brim and yearling bass.

At times when the lake is draining through the 12 pipes, hundreds of carp can be seen making their way out of the lake via the pipes but some make it back in. Bobby Boatright has been contemplating a plan to allow the carp to go downstream but they cannot make their way back. Bobby explained a weir system that would funnel the carp towards the 12-pipes but once through the funnel, the carp could not find their way back into the lake. He spoke with Mike Fish who said that the Wildlife Conservation Department would not have an issue with this system; hence, no permit would be required. The weirs would be made out of posts and wire placed in the formation of a “W” well before the 12-pipes. Bobby suggested that they try a mock design first to see if it works before spending time and money on a more permanent structure. This weir system would allow the neighborhood to monopolize on the higher lake levels due to the rains in the aid of carp removal.

TOM SCOTT MADE A MOTION TO APPROVE A PILOT PROJECT ON THE WEIRS IN FRONT OF THE 12-PIPES FOR THE CHANNELING OF CARP OUT OF THE LAKE. LARRY JONES REQUESTED THAT \$100 BE THE MAXIMUM SPENT ON THE PROJECT AND SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Lake Watch – Pat Powell: Pat said that since their budget has been cut, LakeWatch with the University of FL has asked for donations. The Budget Committee has information for consideration. Also, LakeWatch has asked that we go out every other month instead of every month and that we collect at fewer stations. Diane said that she would discuss this with Sean McGlynn to determine which stations would be most important to monitor. Pat said the LakeWatch committee will go out this Saturday if the boat is available.

Security: Rob Combs

Rob reported that Scott Ivey worked 20 hours for the Association and 16 hours while on duty in July. Scott reported 9 traffic stops and 65 house checks. Mike Fish worked 16 hours in July.

Gate: As a volunteer working on the gate, Gary Robinson asked the Board to obtain all the spare parts for the gate from Bill Oswald. Linda told Gary that if he was willing, he could contact Bill to retrieve the spare parts. Gary said he would do so. Neil asked if Gary would also pick up the second 15hp outboard motor owned by the Association. It is also at Bill’s home. Gary said he would and would also look at the motor to see if it could be repaired.

Roads, Grounds & Dam: Earl Mills

a. Engineering report for dam – Earl reported that the last dam inspection was done in 2006. Most of the issues that were mentioned in that report have been taken care of. Earl contacted Pebble Rish for a proposal on inspection of the dam and the spillway pipe. The proposal we received from Pebble Rish was not an independent opinion. This was not what Earl or the Budget Committee was looking for. The Budget Committee requested certain criteria for the dam/spillway pipe inspection to include identification of current conditions, the longevity of our current day/spillway, the down side if nothing was done and a risk assessment. The proposal from Pebble Rish did not touch on any of those criteria. There is background information regarding the dam and spillway that Pebble Rish did not request before making their recommendations. Copies of the background information will be provided to Earl as he proceeds with obtaining bids for the dam inspection.

Earl reported that the dirt roads are taking quite a hit with all the rain. The worst area is at the end of Honeysuckle. So far 2 loads of road material have been spread on Honeysuckle but there is a continuing drainage problem. Linda asked Kimsey to meet with Earl to discuss possible solutions. Marc has been very busy keeping up with the dirt roads.

Drainage from the driveway of Lewis Harper is creating rutting on Tallavana Trail. Earl said he would discuss this problem with Mr. Harper.

At this point in the meeting, 8:30 p.m., Board Member Neil McDonald had to leave.

Earl reported that the one area in the 2006 Dam Inspection Report that has yet to be addressed is the erosion around the outflow pipe on the back of the dam. The report suggested that we use riprap to shore up the area around the pipe. Bobby mentioned that maybe we could extend the pipe for better clearance from the dam.

Earl reported that Talquin will be replacing the water pipe across the 12-pipe section. Also, as a result of Linda Ritchie and Cheryl Roberts meeting with a Talquin representative, Talquin is considering upgrading water lines to support fire hydrants. The existing water lines from the gate to the dam and down the side roads are 4" and cannot support fire hydrants. Talquin will be replacing the 4" lines and adding fire hydrants as their budget allows.

The cable along the backside of the dam is once again in place and the caution signs are up.

COMMITTEE REPORTS

1. ACC:

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

Approved Submittals:

Virginia Everett, 208 Hickory Lane, submittal for removal of 5 trees.

Pending: Dave & Jill Taylor, 188 Tallavana Trail, new drain field.

See full report attached to the minutes

b. Other ACC business – No other business

c. Section 200 Committee update – Meetings for this committee are tabled until fall with Jim Poss will be back in town. At the July meeting, the Board voted to expand the scope of this committee to include all of the governing documents. The committee will continue to plan their meetings in the evenings so that more people may attend. They were meeting on Saturday mornings.

2. Lake Management Planning Committee: Diane Sheffield reported on the LMPC meeting held on 8/15. Four members were in attendance. The committee discussed some of the routine issues such as shocking, setting bag limits, aquatic weed control and cormorant control.

Diane said she is anxious to learn about the aquatic weeds from Nia, DEP. Bobby Boatright spoke with Bob Rousseau regarding the alligator weed. Bob said it would be okay to leave the weed for possibly one year to provide fish cover. Bobby has been obtaining prices for fish stock and would like the Board to consider buying some stock while there is weed cover. Board discussion included the types of fish we could stock such as bass, shell crackers and brim. After a brief review of the budget and what has been spent so far on routine lake items, it was determined that we would be able to fund some fish stocking. Bobby Boatright would be the contact person for the fish hatchery.

TOM SCOTT MADE A MOTION TO SPEND UP TO \$3,000 FOR RESTOCKING OF BASS, BRIM AND SHELL CRACKER. LARRY JONES SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Diane continued with her report from the LMPC meeting. Pertaining to cormorant control; it was discussed that we need a number of volunteers willing to work. Even if we could get some people to shoot noise makers from their dock, all efforts would help. There are a couple of boats available for running cormorants off the lake if we can get the outboard motor fixed or replaced.

3. **Budget Committee:** Debbie reported that the Budget Committee met on July 28th to discuss possible projects for the upcoming year and beyond. Discussion led to the possibility of dropping the private fish pond license, which would require all those fishing to have a license. It was left that this should be discussed at the Annual Meeting. The THA fish license runs from August to August, so we have time for member input at the Annual Meeting.

The next Budget Committee meeting is scheduled for Sept. 22nd.

4. **NEPP (Neighborhood Emergency Preparedness Planning):** No Report

OLD BUSINESS

No old business.

NEW BUSINESS

1. Date for Sept. Board meeting – Since there are 5 Tuesdays in September and the second Tuesday falls the day after Labor Day, Linda Ritchie proposed that the Board Meeting be moved to the third Tuesday, September 15th. The majority of the Board had conflicts on the 15th so the September Board Meeting will be held on its regular schedule, September 8th.

With no further business, meeting was adjourned at 9:13 p.m.

Respectfully submitted,

Debra Robinson
Corporate Secretary

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

August 6, 2009

Minutes/Report

Meeting of the monthly Architectural Control Committee (ACC) was held on August 6th, 2009 at the pavilion of Lake Tallavana.

PRESENT: ACC Members –Pat Powell, Gary Robinson, Kimsey Helms and Dorothy Ross,
Alternate.

THA Members –Linda Ritchie, Bobby Boatright, and Debbie Robinson, Corporate Secretary.

Approvals:

Virginia Everett, 208 Hickory Lane, submittal for removal of 5 trees. One of the trees is endangering the house and four of the trees are pine. No trees are in the buffer.

Pending: Dave & Jill Taylor, 188 Tallavana Trail, new drain field.

Other ACC Issues:

Respectfully submitted,

Debbie Robinson,
Corporate Secretary for Tallavana Homeowners' Association