

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on Tuesday, December 8th, 2009 at the meeting room of the Havana Library, Havana, FL.

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

ABSENT: Tom Scott

The meeting was called to order at 7:05 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:

Item #2 under New Business was added: Annual Contribution for the library.

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

EARL MILLS MOVED TO ADJOURN THE MEETING BY 9:00 P.M. LARRY JONES SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Approval/Corrections of November 2009 Minutes:

Spelling.

EARL MILLS MOVED TO APPROVE THE MINUTES AS CORRECTED. ROB COMBS SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Treasurer's Report: Bobby Boatright reported the total deposit for November was \$10,124.24, routine operating expenses of \$11,549.10, major project expenses of \$828.02, checking account balance is \$2,650.64, Money Market balance is \$54,995.38 and the balance in CDs/Savings is \$54,277.41.

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

Delinquent assessments – Debbie reported that the delinquent account that has been turned over to the attorney for small claims court has an upcoming court date for a preliminary hearing. Also, there are some accounts that have not responded to the 45-day notice and will have liens filed on their properties.

Correspondence/Phone Calls:

1. Earl Mills reported several phone calls regarding the dirt roads and ditches, particularly Deer Pass.
2. Debbie Robinson reported receiving an email from a resident on Shady Rest road who will be opening a pet resort business on their property. Since their property adjoins properties in Lake Tallavana, they want members to know what was going on just in case they received notices from Planning and Zoning.
3. Linda Ritchie received a phone call from member Dominica Parrott regarding a hand delivered letter left in her mailbox. Dominica asked that the membership be reminded that it is a federal offense to put anything in the mailbox other than mail with postage. Linda said she would see that there is something mentioned in the next newsletter.
4. Linda Ritchie received a phone call from a woman in Tucson, AZ who is interested in purchasing a house in Tallavana. She had some questions about the covenants.

5. Linda Ritchie had several phone conversations with member Chris Guignard regarding the shooting noise that is coming from a property on Rt. 12. Chris claimed that the “shooter” was aiming towards the residents on Honeysuckle Drive. Linda called Scott Ivey to discuss the issue. It was determined that the homeowner on Rt. 12 is well within his legal right to discharge a firearm on his property. He is target practicing into a berm and not aiming in any direction towards Tallavana homes.

6. Larry Jones reported that he called Scott Ivey to report an apparent car mishap in his driveway as there was a lot of auto glass in his drive. He said it looked like the vehicle was a hatchback and backed into a tree knocking the glass out.

BOARD REPORTS

Legal: Linda Ritchie

a. Heidenriech – Pine Top Court: Linda asked for no recommendations at this time but asked the Board to listen to the findings of the title search performed by Owen Title. After reading the report from Owen Title, Linda asked the Board to consider the facts and how we should respond to Mr. Heidenreich’s request to use the easement already in place per the Plat of record. The Board is to review the report and any other information so that they can be prepared for the January Board meeting to determine how they will proceed.

b. Legal Committee report: Chairperson, Jim Poss, suggested that the details of the title search and the options available to the Board should be discussed at a Legal Committee meeting.

NEIL MCDONALD MADE A MOTION FOR THE LEGAL COMMITTEE TO SET UP A MEETING FOR THE PURPOSE TO DISCUSS THE ISSUE OF PINE TOP COURT. LARRY JONES SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Jim also reported on an informal meeting where the committee briefly reviewed the plats and documents pertaining to Pine Top Court.

Concerning the Board adopting Robert’s Rules of Order to be used as the authoritative source to handle disputes, Jim explained that the Board could use a more informal meeting style but could enforce the Rules if a meeting got out of hand.

Member Relations: Tom Scott (absent)

The Holiday Social is scheduled for Saturday, December 12th, beginning at 5:00 p.m. with meat and drinks furnished by the Association. Members are to bring a covered dish to share. Anyone wishing help decorate should report to the pavilion that Saturday morning.

There are still some tables missing.

Member Julia Gill complimented the most recent newsletter with other members agreeing.

Lake Management: Tom Scott (absent) & Neil McDonald

a. Carp report – Neil reported the last time there was water running through the 12-pipes, there were very few carp. Neil said that they have not shocked for carp as the colder water has driven the fish deeper.

b. Cormorant Control – Bobby Boatright reported seeing approximately 50 cormorants on the lake last week but as of today, the number has grown to 200-400. He has gone out 4 times, more to distract the birds but did take a few. Bobby said that he is using a noise maker most of the time.

Lake Watch – Pat Powell: Pat reported her conversation with Don McEwen concerning a contribution to LakeWatch. As Chairperson of the Budget Committee, Don felt that after cutting back the number of stations and number of times we go out, Tallavana was already doing their part to decrease the

costs borne by LakeWatch on our behalf. There will be no additional contributions in the 2010 Budget.

Security & Gate: Rob Combs

Rob reported that Scott Ivey worked 20 hours for the Association and 16 hours while on duty in November. Scott reported 7 traffic stops and 82 house checks. Mike Fish worked 12 hours in November. It was reported to Mike Fish that a fox was acting peculiar. It could not be determined if the fox was friendly or rabid.

a. Speeding – There have been several complaints about the speeding in Tallavana. Scott Ivey said that he sees most of the homeowners complying with the speed limit and does not see the problem as big as indicated on the website message board.

ROB COMBS MADE THE MOTION TO GIVE SCOTT IVEY THE AUTHORITY TO ISSUE WARNING CITATIONS AND THEN A TICKET ON THE SECOND OFFENSE. EARL MILLS SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

b. Gate repairs & contractor – Debbie reported the check from the insurance company has been received for the full amount of the estimate from the contractor the Board approved at the November meeting. The contractor said it would take a couple of weeks to get the parts and needs the weather to cooperate in order to pour the concrete base for the operator. He hopes to have the gate operating by Christmas.

Roads, Grounds & Dam: Earl Mills (written report)

a. 12-Pipes warranty work – Preble-Rish is going to order the rip-rap and do the work themselves. They are anticipating getting it done within the next 30 days.

b. D-8 Sediment Pond – Earl provided a copy of the signed agreement from Barnes Equipment to clean out the D-8 pond. They have done this cleanout in the past. They can start right away if the Board approves. It is hoped that this will last until we can get a more permanent fix.

Barnes is to remove approximately 248 cubic yards of sediment for a total cost not to exceed \$5,200. If homeowners would like some of the dirt, they are to contact Earl.

NEIL MCDONALD MADE THE MOTION TO APPROVE THE PROPOSAL FROM BARNES EQUIPMENT FOR THE CLEANOUT OF THE D-8 SEDIMENT POND. ROB COMBS SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

c. Electrical issues at gate – We will receive an estimate from Advanced Access Control when they come out to fix the gate.

The end of Deer Pass remains an issue in which we cannot satisfy all the residents. The surface that appeals to the bikers washes out badly when the rains come. Earl said that more limestone is needed to hold the road.

The steeper pitch of the back of the dam has created a mowing issue. Marc cut what he could with the mower with the balance cut with a string trimmer. It took 10 hours to cut the grass on the dam. We should probably only have to cut 2-3 times per year.

COMMITTEE REPORTS

1. ACC:

a. ACC Report – There were no submittals in December so there was no meeting.

b. Other ACC business – The ACC still has to look into the shed and dock on the D. Jones property.

2. Lake Management Planning Committee: Diane reported she and Sean McGlynn went out Monday for the 4th Qtr TMDL sampling. Sean will compile all of the data and update the Lake Management Plan that was started by Helge Swanson a few years ago. We should have the updated plan by the year's end.

In a meeting with DEP, Sean learned that Lake Tallavana is in their radar and that could put us in line for grant money. One of the things we need to consider is the removal of the bad aquatic vegetation and replacing it with beneficial plants.

3. Budget Committee: Debbie reported the Budget Committee met on November 17th. They concentrated on the Detail Budget for 2010. The Board was given a draft of the Budget for their approval.

4. Nominating Committee: The Nominating Committee met on December 4th and it was agreed that the following members would be presented on the ballot at the Annual Meeting: Rob Combs and Marla Griffin.

Terms expire for Rob Combs and Tom Scott. Tom indicated that he did not wish to return to the Board. Both positions on the Board are for three year terms.

OLD BUSINESS

1. A member approached the Board asking for consideration to use the roads in Tallavana for a 5K run in the Spring. She said the event would attract approximately 100 runners. The Board discussed the issue at the November meeting and decided to wait until December to make their decision. Larry had concerns about the number of people and cars in the pavilion area during a time of year when half of the area could be soggy from rains. Other comments made: we are a private community, there is not enough room on some sections of the roads and we should not expect the residents to stay home while the roads are closed for the run.

LARRY JONES MADE A MOTION THAT WE NOT ALLOW A 5K RUN TO TAKE PLACE IN TALLAVANA. NEIL MCDONALD SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

NEW BUSINESS

1. Proposed 2010 Budget – There were a couple of suggested changes. The changes will go back to the committee. The revised 2010 Budget will be presented to the Board in January for their approval.

2. The Association was contacted by the Gadsden County Library for a contribution. The Association uses the library meeting room for Board and other meetings at no cost to us. We normally contribute \$100 annually.

NEIL MCDONALD MADE A MOTION TO CONTRIBUTE \$100 TO THE GADSDEN COUNTY LIBRARY. BOBBY BOATRIGHT SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

With no further business, meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Debra Robinson
Corporate Secretary

Note: No ACC report as there was no meeting in December.