

**TALLAVANA HOMEOWNERS' ASSOCIATION, INC.**

Minutes of the monthly Board of Directors meeting held on Tuesday, February 9<sup>th</sup>, at the meeting room of the Havana Library, Havana, FL.

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

ABSENT: Larry Jones

The meeting was called to order at 7:06 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 Changes

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

**Approval/Corrections of January 2010 Minutes:**

Spelling.

MARLA GRIFFIN MOVED TO APPROVE THE MINUTES AS CORRECTED. NEIL MCDONALD SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

**Treasurer's Report:** Bobby Boatright reported the total deposit for January was \$15,230.00, routine operating expenses of \$7,296.06, no major project expenses, checking account balance is \$872.97, Money Market balance is \$64,097.87 and the balance in CDs/Savings is \$54,424.50.

There were no notable expenditures in January.

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

**Correspondence/Phone Calls:**

1. Linda Ritchie received a phone call from Mr. Cwik about a notice he received from Gadsden County Board of County Commissioners regarding a public hearing for a kennel placement on property adjacent to the lots owned by Mr. Cwik. The property in question is on Route 270 and is within 1000 feet of Mr. Cwik's lots in Lake Tallavana. Linda emailed some information to Mr. Cwik and plans to attend the hearing.
2. Earl received a phone call from Ashley May on Hickory regarding the lake level and the possible rainfall that was predicted for our area. Earl referred him to Tom Scott who will continue to monitor weather models so that determinations may be made regarding the lake level prior to storms.
3. In a phone conversation with Mr. James Lamm, Earl clarified the ownership of the house at 1615 Tallavana Trail. Mr. Lamm has an agreement with Adam Fielder who is currently making improvements to the house and yard. Adam has stayed in contact with the ACC to get all changes approved.
4. Earl reported a phone call with Scott Ivey and will elaborate under Security.
5. Bobby reported an alleged violation at the lake when small fish were reported to be in the possession of a fisherman. After discussing the issue with conservation officer Mike Fish, it was explained by Mr. Fish that he can only enforce the state laws regarding size and bag limits. He cannot enforce the size

limits on a private lake. Mike can however enforce bag limits and issue trespassing citations.

## **BOARD REPORTS**

### **Legal:** Linda Ritchie

a. Heidenriech – Pine Top Court: Covered by Legal Committee report.

b. Legal Committee report: Jim Poss, Chairperson

Linda, Mark Palmquist and Jim met with THA Attorney Ken Abele to discuss our options concerning the ownership and improvements of Pine Top Court, Magnolia Court and a portion of Tallavana Trail. Ken will be drafting the documents necessary for transfer of ownership and if required, any agreements concerning the improvements to the roads. There is the possibility that property surveys may be necessary. We may also incur some expenses for title insurance and recording fees.

### **Member Relations:** Marla Griffin

In January, the website had over 2000 visits. A more detailed report will be available by the next meeting.

Marla reminded the Board and members that Monday, February 15<sup>th</sup> is the deadline for newsletter articles. Linda made a list of those who would be submitting articles and what subjects should be covered.

### **Lake Management:** Bobby Boatright & Rob Combs

a. Cormorant Control – Bobby reported that most of the cormorants are gone. There are about 30 left on the lake which is a normal count for most of the year. There may be a few more weeks of cormorant controlling depending on the number of birds on the lake.

Neil asked about the shocking permit. It was explained that we need to work on our list of volunteers and submit the list to Tom Scott who will then submit the information required for the shocking permit. Neil said that Bill would be showing him how to work the shocking equipment once it warms up and we had a valid permit. Also, regarding the motor on the shock boat, Neil said that the prop needs to be repaired. Debbie explained that the amount budgeted for carp control included repairs to the motor. Neil said he would take the prop to Webster Marine for repair.

There is an abundance of pennywort floating on the lake especially on the north end. The pennywort can be removed by pulling it out by the roots. It was mentioned that there is a need for more desirable aquatic vegetation and control of the invasive varieties.

From her discussion with Sean McGlynn, Diane Sheffield mentioned that the Lake Planning committee would like to schedule a workday for the cleanup of the shoreline along the common area. There are beds of undesirable weeds, trash and tree debris that are currently cluttering the shoreline. Cleanup needs to be done in preparation of planting desirable, beneficial aquatic plants that are being planned for the common area shoreline. Saturday, March 27<sup>th</sup> is scheduled for the workday.

***Lake Watch*** – Pat Powell: Pat will try to get the committee out next weekend if she can get the boat. Pat indicated that it would be nice to find another boat that could be used as backup.

### **Security & Gate:** Rob Combs

Rob reported that Scott Ivey worked 20 hours for the Association but did not have the other information immediately available. We did not receive a report from Mike Fish. There have been no additional reports of dead deer.

Rob reported that the gate is working!

There was an incident involving a fox who was acting peculiar. He was lethargic but shaking his head. There were no signs of aggression or illness. Animal control was called and the fox was picked up. They told Bobby that if the fox appeared healthy after 10 days, he would be released.

Earl reported a conversation with Scott Ivey regarding the complaints on speeding. Scott is investigating on the use of a radar traffic control sign to position somewhere along the dam. That is the area with the most speed violations. Scott is also looking into having a second traffic officer in an unmarked vehicle to monitor for speeding.

**Roads, Grounds & Dam:** Earl Mills (from his 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. They are still waiting for rip-rap to be delivered. Earl has left a message to receive an update.

Kimsey Helms suggested that we send a certified letter to Preble-Rish before the year's warranty expires describing the needed warranty work to be done. Neil asked for the name and number of the USDA person and he would contact him.

b. Electrical box at gate – Quotes were received from Advanced Access Control and Boles Home Repair. Earl is hoping to have a third quote from Floridian Electric by the end of this week.

Work continues on the unpaved roads adding more material and pulling the ditches. Also, Marc continues to clean out some driveway culverts and ditches on the paved roads. Bags of asphalt have been added to the steep hill on Deer Pass East near address 187 to hold the road in place. Trimming of the overhanging branches on the right-of-way is underway to provide better sightline for motorists, bikers and walkers.

Earl hopes for improvements to the D-8 sediment retention pond by securing the sloped to make for an easier cleanout.

Talquin Electric is repairing the driveway onto their property off Tallavana Trail at the old water tank and well site. Talquin did not replace the culvert and only after a heavy rain will it be determined if a replacement is needed.

The Roads, Grounds and Dam committee, Earl, Neil, Marc and Kimsey, will meet to set priorities, procedures and action plans.

Board Member Neil McDonald left at this point in the meeting.

**COMMITTEE REPORTS**

**1. ACC:**

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

**Approved Submittals:**

Richard Jones, 2911 Tallavana Trail, ACC site visit to substantiate report of shed in buffer and a new dock built without prior approval. The shed is not in violation and the dock was built before the current owner purchased the property.

James DiGiulio, 1968 Tallavana Trail, submittal for new roof and tree removal.

Robert Schara, 3835 Tallavana Trail, submittal for tree removal.

Virginia Everett, 208 Hickory Lane, submittal for tree removal.

James Lamm/Adam Fielder, 1615 Tallavana Trail, submittal for color change, tree removal, driveway and landscaping. ACC met on site with Mr. Fielder to discuss changes.

**See full report attached to the minutes**

b. Other ACC business – no other business.

2. **Lake Management Planning Committee:** See Lake Management, discussion of aquatic weeds and planning of workday.

**OLD BUSINESS**

1. Website message board

The contents of some of the messages on the website message board continued to escalate in their offensiveness to the point where Linda directed Linda Ortiz to shut the message board down. Linda Ritchie was receiving phone calls and emails regarding the offensive messages and was asked to shut down the message board until the Board could decide what to do.

Linda said she wanted to see the message board continue without the personal attacks and false statements. It was discussed that rules and/or regulations should be put in place to give the Board and/or web master the authority to monitor the messages. Marla said that she would research the rules of other message boards and draft guidelines for the THA message board.

Also, there was discussion about the Board's expectations of the web master. The response time to update the web site to add new information has been slow. Also, events that have long expired remain featured on the homepage. Items emailed to the web master are sometimes not posted to the web site 2-3 weeks later, sometimes longer. Discussion continued on what should be expected from the web master, the web site and the message board.

EARL MILLS MOVED FOR THE BOARD TO ALLOW THE MESSAGE BOARD TO GO BACK ONLINE AND TO BE MONITORED EVERY OTHER DAY. ALSO, THE WEB MASTER IS TO POST ITEMS FOR THE WEBSITE WITHIN 72 HOURS AFTER RECEIVING THEM. ROB COMBS SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

**NEW BUSINESS**

1. Mason Drive/Legal review

Although unable to attend the meeting, Larry Jones sent word that he would like the Legal Committee to consider Mason Drive when updating the Restrictive Covenants and other governing documents. Since the provision for tiered assessments must be written into the governing documents, Larry would like to see the Legal Committee consider the idea of a tiered assessment for the homeowners on Mason Drive.

2. Contribution for annual meeting site – Linda would like to see the Board approve a contribution to Havana Health Club for the use of their facility for the Annual Meeting. The past practice has been to contribute \$100 for the meeting place when we used the gym at Tallavana Christian School.

MARLA GRIFFIN MADE A MOTION FOR A \$100 CONTRIBUTION TO THE HAVANA HEALTH CLUB FOR THE USE OF THEIR FACILITY FOR THE ANNUAL MEETING. BOBBY BOATRIGHT SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

With no further business, meeting was adjourned at 9:14 p.m.

Respectfully submitted,

Debra Robinson  
Corporate Secretary

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

**February 04, 2010**

**Minutes/Report**

Meeting of the monthly Architectural Control Committee (ACC) was held on February 04<sup>th</sup>, 2010 at the pavilion of Lake Tallavana.

PRESENT: ACC Members –Pat Powell, Jim Grantham, Gary Robinson, Kimsey Helms.  
THA Members –Bobby Boatright, Linda Ritchie, Jim & Sue Poss, Debbie Robinson,  
Corporate Secretary.

**Approvals:**

Richard Jones, 2911 Tallavana Trail, shed in approved location and dock has been on the property before he moved there. A previous report indicated that the shed was in the buffer and the dock was new. An ACC site visit confirmed there are no violations.

James DiGiulio, 1968 Tallavana Trail, submittal for new roof and the removal of a dead tree. The shingles are close to the existing color. The dead tree is close to the house and not in the buffer.

Robert Schara, 3835 Tallavana Trail, submittal for removal of 2 dead trees. The trees are in the front buffer but will cross Tallavana Trail if left to fall.

Virginia Everett, 208 Hickory Lane, submittal for removal of a dead tree threatening the house. Tree is not in the buffer.

James Lamm/Adam Fielder, 1615 Tallavana Trail, submittal for color change on house, removal of trees, new driveway and landscaping. The new color is light gray. The trees to be removed are close to the house or nearly falling on the dock. ACC met on sight to discuss colors and tree removal with owner.

**Pending:** None

**Other ACC Issues:** None

Respectfully submitted,

Debbie Robinson  
Corporate Secretary for Tallavana Homeowners' Association