

**TALLAVANA HOMEOWNERS' ASSOCIATION, INC.**

Minutes of the monthly Board of Directors meeting held on January 15<sup>th</sup>, 2008, at the Hazel Baker Community Center behind the Havana Fire Station in Havana, Florida.

PRESENT: Tom Scott, Mike Mapstone, Diane Sheffield, Kimsey Helms, Bill Oswald, Rob Combs and Neil McDonald Board members, Debbie Robinson, Corporate Secretary. See attached list of others in attendance.

ABSENT:

The meeting was called to order at 7:30 pm by President, Tom Scott. (Time change due to availability of meeting room.)

Corporate Secretary is recording the meeting for the purpose of accurate minutes. No one else is recording.

**Approval of Agenda:**

No revisions.

DIANE SHEFFIELD MOVED TO APPROVE THE AGENDA AS WRITTEN. KIMSEY HELMS SECONDED THE MOTION. MOTION CARRIED.

**Approval/Corrections of December 2007 Minutes:**

Spelling.

KIMSEY HELMS MOVED TO APPROVE THE MINUTES AS REVISED. ROB COMBS SECONDED THE MOTION. MOTION CARRIED.

**Treasurer's Report:** Diane Sheffield reported the total deposit for December was \$22,837.14, routine operating expenses of \$7,332.36, \$13,178.53 in major project expenses, checking account balance is \$113.96, Money Market balance is \$61,542.39 and the balance in CDs/Savings is \$81,864.96.

Debbie asked the Board if they anticipated any large expenditures within the next 3 – 6 months. The balance of the Money Market account is such that there should be a transfer to a higher interest bearing account such as a CD. Also, the 1<sup>st</sup> qtr. billing will go in the mail tomorrow, which would generate additional income to the Money Market. It was the consensus of the Board to have funds transferred from the Money Market to a CD.

**Correspondence/Phone Calls:**

1. Neil McDonald received a letter from member Tom Rawsthorne regarding damage done to his motorcycle while traversing a rain diverter that was built too high. Although Tom proceeded over the diverter with caution, the lights mounted to the frame were damaged. Mr. Rawsthorne asked the Board for consideration for reimbursement for the damage done to his motorcycle. An estimate of \$247.24 for repairs accompanied his letter. In the past, Peavy Construction installed rain diverters that were too high and had to be knocked down. They were instructed to keep the rain diverter at a minimum when they installed the most recent one on Deer Pass. Since they did not follow our instructions, the Board would like to seek reimbursement from Peavy for the expense of reimbursing Mr. Rawsthorne. Peavy has since corrected the height of the diverter on Deer Pass.

DIANE SHEFFIELD MOVED TO REIMBURSE TOM RAWSTHORNE FOR THE DAMAGES DONE TO HIS MOTORCYCLE AND FOR THE ASSOCIATION TO SEEK REIMBURSEMENT FROM PEAVY SINCE THEY WERE RESPONSIBLE FOR INCORRECT HEIGHT ON THE RAIN DIVERTER. NEIL MCDONALD SECONDED THE MOTION. MOTION CARRIED.

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There was discussion about the runoff from Deer Pass that continued across the property at 1671 Tallavana Trail. Kimsey will have Marc check the ditches to see they need to be cleaned. Also, there was discussion during the Budget meetings that an engineer be consulted on how to correct the runoff from Deer Pass that is causing damage to the property across the road.

2. Tom reported receiving email correspondence regarding the sand and the roughness of the dirt roads. Further discussion will come under Roads, Grounds and Dam.
3. Kimsey reported receiving a letter from Lance Laird of the Northwest Florida Water Management District concerning the recent submittal to his office regarding repairs to the backside of the dam and spillway. Further discussion will come under Roads, Grounds and Dam.

## **BOARD REPORTS**

### **Legal: Diane Sheffield and Neil McDonald**

A. Lambert runoff – Ken is in the process of setting up a meeting with Mr. Lambert for February 8<sup>th</sup> or the 11<sup>th</sup>. Those who will be meeting at the site are Ken Abele, Sean McGlynn, Mr. Lambert, his attorney and a Board member. The area to be discussed is where trash and construction materials were dumped into the ravine that runs into Lake Tallavana.

B. Heidenreich/Magnolia Ct. & Pine Top Ct. – There are several issues to be resolved including the repairs to Magnolia Court, the legal access to Pine Top Court and restoration of the storm water ponds. There must be county approval before Mr. Heidenreich proceeds with Pine Top Court. Mr. Heidenreich was sent a letter putting him on notice that the open issues of Magnolia Court need to be dealt with before work can begin on Pine Top Court.

### **Member Relations:** Mike Mapstone

Mike reported 590 visits to the website in December.

### **Lake Management:** Tom Scott & Bill Oswald

The Association received the renewed permit to shock carp through out 2008. Bill did not go out shocking until the permit was received. The last permit expired on 12/31/2007. The new one expires on 12/31/2008.

Tom reported that the depredation permit for the cormorants expires on March 31, 2008 and asked Leonard to forward his report of the numbers of cormorants taken. The application deadline for the new permit is January 31, 2008.

**Lake Watch** – Pat Powell: Pat would like Lake Watch to go out Saturday, the 19<sup>th</sup> and will be calling Lake Watch volunteers. Debbie Robinson volunteered to learn how to operate the DO meter to help relieve Tom Scott when he is not available.

### **Security:** Rob Combs

Rob reported that Scott Ivey worked 20 hours for the Association and 16 hours on duty in December. Scott reported 17 traffic stops and 90 house checks. Mike Fish worked 26.5 hours in December.

There was discussion again this month about the continued problems with speeding. Rob said that he would discuss the issue with Scott Ivey. It was the consensus of the Board and attending members that at the very least, warning citations should be written. There have been complaints of motorcycles speeding as well. Rob also said that he would ask security for more patrolling on Mason Drive.

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**Gate:** No report.

**Roads, Grounds & Dam:** Kimsey Helms

The stop sign at Route 12 has been missing for quite some time. Calls to the Dept. of Transportation did not solve the problem. Discussion between Neil and Tom resulted in a sign being purchased by the Association and was installed by Neil.

The Board received emails concerning the ripples in the sandy areas of Honeysuckle and ideas on how to solve the problem. The sand was spread on the road to limit the amount of dust that gets kicked up especially by the faster traveling vehicles. After some time, the sand ripples or "wash boards". Marc Cocke grades the dirt roads after it rains when the surface is more pliable. Some residents prefer the ripples because it slows down traffic. Other residents are complaining about the ripples. Kimsey has asked Marc to continue to grade the dirt roads and to keep watch on the ripples so that they do not get to bad. This situation also applies to Hickory.

Kimsey reported receiving a response from Lance Laird at the Northwest Florida Water Management District concerning the plans to repair the spillway. The plans were submitted to the District as a letter of intent. The District responded with questions and comments.

Kimsey and other Board members met with our engineer, Ray Walke, to discuss strategy on how to answer the District. After the meeting, Ray faxed Kimsey with a cost proposal for the additional engineering required by the District. The proposal was estimated at \$1,320.00 but does not include the billable hours during the actual project.

MIKE MAPSTONE MADE A MOTION TO ACCEPT THE PROPOSAL OF THE ENGINEER FOR THE ADDITIONAL WORK REQUIRED. DIANE SHEFFIELD SECONDED THE MOTION. MOTION CARRIED.

Another part of the project required to answer the Water Management District is a survey of the entire dam area. Kimsey spoke with Thomas Skipper about the surveying. Skipper estimated he could do the survey for under \$1,000. The area to be surveyed is the entire backside of the dam from the Bloomquist property, the Brittle property and all those properties adjacent to the backside of the dam. It was the consensus of the Board to give Kimsey the authority to proceed with the survey as needed.

The Water Management District is requiring the removal of trees and their roots from the dam. Our engineer, Ray Walke will submit a 5-year plan of removing the trees in stages so that the dam does not become unstable. Association volunteers can do this work.

Diane reported on the meeting that was held to plan trails in the Sheffield Preserve and Oswald Point. There were 9 people who showed up to hike the mentioned areas. It was the consensus of the group to keep the trail project as simple as possible and without spending money. The group also discussed trails in the D-8 ravine.

## **COMMITTEE REPORTS**

### **ACC:**

ACC Report – There were no submittals prior to the January 8<sup>th</sup> ACC meeting so the meeting was cancelled.

Other ACC Issues: Nothing to report.

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**OLD BUSINESS**

Neil McDonald reported that the fence along the boat ramp easement is done. A fence was to be installed along the Lincicome property from the driveway to the existing fence but was refused by Cindy Lincicome. The ramp needs some rock between the land and the concrete before anyone can use it.

There was discussion about recycling. There are recycling bins at the household waste drop off on Post Plant Road. Not all items that were previously allowed are accepted at the drop site. There was also discussion about recycling with Waste Pro who would be willing to set up a curbside pick-up if at least 25 residents expressed interest. It was thought that the curbside service would cost \$6/month.

**NEW BUSINESS**

1. Approval of 2008 Budget – At the December Board Meeting, the Board asked the Budget Committee to prepare and present a 2008 Budget with the assessments to remain at \$600. The Budget Committee met on December the 18<sup>th</sup> to finalize the 2008 Budget. While there are several projects that need to be budgeted in the next few years, it was decided that more research would be done in 2008 so that more definite plans be developed and brought to the Budget Committee during the year. The Budget Committee plans to continue to work on the budget model throughout the year as projects and costs are determined.

Diane reported that the Lake Management Planning Committee would be meeting in February to begin planning for the future projects of the lake and to begin the submittal process for available grants.

There were two projects that were transferred from the estimated expenses in December 2007 to the 2008 Budget accounts accordingly. The D-8 pond was to be cleaned in December but was postponed. That 2007 estimated expense is reflected as a proposed cost in the 2008 Budget. Also, the \$9,000 that was to be an expense in 2007 for crack sealing was moved to the 2008 Budget in the Paved Roads category.

KIMSEY HELMS MADE A MOTION TO ACCEPT THE 2008 BUDGET AS PROPOSED WITH THE ASSESSMENTS SET AT \$600. MIKE MAPSTONE SECONDED THE MOTION. MOTION CARRIED.

There was discussion if the detail budget could be available to the general membership. We do not want it posted on the website for anyone to look at. It was decided to have a sign-up sheet at the Annual Meeting for those who wish to receive a copy of the 2008 Detailed Budget.

With no further business, meeting was adjourned at 8:52 p.m.

Respectfully submitted,

Debra Robinson  
Corporate Secretary

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

**January 8, 2008**

**Minutes/Report**

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No submittals prior to the January 8<sup>th</sup> meeting. Meeting was cancelled.

Approved