

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on July 10th, 2007, at the Havana Public Library in Havana, Florida.

PRESENT: Tom Scott, Mike Mapstone, 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 7:05 pm by President, Tom Scott.

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

Approval of Agenda:

No revisions or additions.

MIKE MAPSTONE MOVED TO APPROVE THE AGENDA AS WRITTEN. KIMSEY HELMS SECONDED THE MOTION. MOTION CARRIED.

Election of New Board Member to Fill Vacancy

Former Board Member Mike Jefferis submitted his resignation from the Board at the June meeting. Mike is moving out of the area.

Tom stated that the person to fill the vacancy will be working with Debbie on the Budget Review Committee and will be the legal liaison; to work on the Lambert case. The legal liaison will also work with THA attorney and fellow Board Member, Mike Mapstone.

Board Member Neil McDonald presented member Lewis Harper's name for consideration to the Board. Lewis spoke of his long-term residency and his desire to become involved.

Member Diane Sheffield expressed interest in serving on the Board and the desire to organize a community project to develop walking trails on the common properties. Diane spoke of her past experience in the Association and would like to once again become involved. Board member Tom Scott presented Diane's name for consideration to the Board.

Board Members voted via secret ballot (allowed by FL State Statutes) for the two persons presented for consideration. The results ended in a tie, three to three. A second vote was taken and again resulted in a tie, three to three. Prior to the third vote, President Tom Scott stated that if the third vote ended in a tie, the President would then make an appointment to fill the vacancy. There was no objection from the Board Members. The third and final vote resulted in a tie, three to three. As President, Tom Scott appointed Diane Sheffield to fill the vacancy left by Mike Jefferis until the Annual Meeting in January 2008. Tom thanked Lewis for his interest to serve. Tom's decision to appoint Diane was based on her knowledge and experience that would be a great benefit to the Board concerning the ongoing Lambert case.

Neil McDonald questioned if the President only voted to break a tie or if he could vote as a Board Member. Tom replied that when it applies to a Board vacancy & motions, the President votes as a Board Member.

Diane Sheffield took her position on the Board.

No corrections.

KIMSEY HELMS MOVED TO APPROVE THE MINUTES AS WRITTEN. MIKE MAPSTONE SECONDED THE MOTION. MOTION CARRIED.

Treasurer's Report: In the absence of a Treasurer, Debbie Robinson reported the total deposit for June was \$17,173.91, routine operating expenses of \$7,718.66, \$4,824.00 in major project expenses, checking account balance is \$903.72, Money Market balance is \$10,230.76 and the balance in CDs/Savings is \$160,922.63. Routine expenses include administration expenses, D-8 clean out, insurance for the July 4th Social and the fireworks. Major project expenses included partial payment for culvert work on Hickory, shoreline restoration permit modification and lake consultant.

We had two CD's that matured the end of June. One CD was closed and used to pay outstanding invoices from Peavy for shoreline restoration and from Cantrell Excavating for culverts on Hickory with the balance of the funds deposited to the Money Market. The other CD was rolled over into two smaller CD's with different maturity dates.

Delinquent accounts update: Debbie reported that 53% of the budgeted dues have been collected. Seven 30-day notices were sent certified mail to members that are at least 4 quarters past due. If no payments are received or there is no payment arrangement made after the 30 days, a lien will be filed against the property. Two warning notices were mailed to members approaching 4 quarters past due and one delinquent account is currently in foreclosure. Debbie is working with the attorney to determine what actions can be taken to resolve the delinquency in foreclosure issue.

Debbie gave the Board a 6-month report on the budget. Reports distributed to the Board were an Income Statement as of July 10th, a Budget vs. Actual, and a Transaction Detail by Account report. Debbie explained that 57% of the total budget has been spent as of this date. Of the routine budget, 41% has been spent and 69% of the major projects budget has been spent. The guardrail replacement was an unexpected, unbudgeted expense that was split into the expense accounts of Paved Roads, Shoreline Restoration and in Major Projects/Paved Roads. Debbie asked the Board to review the budget and to consider just the projects that are in the 2007 budget. Non-budgeted projects should be carefully considered if considered at all.

The insurance policy is up for renewal and a report was distributed to the Board showing last year's coverage and premium amount and the amount for the 7/07 – 07/08 policy premium. The budgeted amount was overestimated and the increase in the premium is covered as well as the premium for the July 4th event.

There was discussion concerning the unbudgeted expense of the metal guardrail along the dam. Neil stated that the costs should have been researched and brought to the Board prior to the expense. The Board was reminded that Mike Jefferis did the research, found the lowest possible price and brought the issue to the Board for their approval. Neil reported that he shopped for and purchased the generator that was previously approved by the Board and received a \$70.00 rebate gift card that he gave to Debbie. The rebate gift card is to be used as needed for Association maintenance supplies. The generator is to be primarily used for the carp boat but will be available in a time of emergency.

Kimsey reported that Mr. Cantrell has riprap material available to put behind the dam and do the needed work for a quoted price of approximately \$6,000. The budgeted repairs for the backside of the dam extend to the 2008 Budget. The 2007 amount is already spent. The remaining repairs to the backside of the dam can and will wait until next year.

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Correspondence/Phone Calls:

1. Rob Combs received a call from Wayne Langston on Deer Pass regarding a .40-caliber bullet shot thru his front door and lodged in the wall. The incident occurred on June 27th. It is thought that the bullet was shot from some distance and not from inside Lake Tallavana. Scott Ivey is investigating. A neighbor reported hearing three shots that sounded distant.
2. As the neighborhood liaison for the Talquin tree trimming crew, Neil McDonald spoke with a resident on Audubon concerning the tree trimming that was occurring on her property. Neil said that the resident was very upset about the tree trimming on her property. Neil said he listened to her complaints after which she calmed down and the trimming crew vacated her property. According to Neil, the crew will need to return and will do so in the presence of the Sheriff's Dept. The tree trimming crew is within their rights to access the poles, lines and transformers that are placed on private property. The trees are being trimmed from the power lines for the protection of Talquin property.
3. Kimsey has received calls from residents on Hickory who are expressing positive remarks of the sand section on Hickory and are volunteering their section to receive sand. Other members reported to Debbie that they love that section but the rain does cause some separation. The steepest areas of Tallavana Trail would not be ideal locations for the sand.
4. Tom received calls regarding the Langston incident and emails about the tree trimming. Tom was contacted by Rick Kornmeier regarding some updated website ideas. Tom has asked Rick to discuss his ideas under the Communications segment of the meeting.

BOARD REPORTS

Legal: No formal report. Tom asked Diane and Mike Mapstone to meet with Mike Jefferis to review the legal issues at hand. Tom also liked Neil's idea to have a THA member who is not on the Board to attend meetings between Board members and the attorney to insure that the membership is getting more than the Board's point of view. Neil volunteered to be the legal liaison, which would give Diane time for the Treasurer's responsibilities. There was discussion on the legal issues and how to proceed. Diane has past experience in both issues and therefore, was appointed the lead legal liaison. Mike Mapstone and Neil McDonald will serve on the legal committee with Diane. Neil stated that Jim Poss would be willing to serve as the member volunteer on the committee.

Member Relations: Mike Mapstone

Mike reported that the web site had 311 visits in June. August 15th is the deadline for newsletter articles. All members are encouraged to submit articles.

The July 4th Social experienced a smaller turnout than usual but those attending enjoyed a great cookout and spectacular fireworks. If anyone has pictures of the fireworks, they should forward them to Linda Ortiz for publishing on the website and in the newsletter.

The workday scheduled for Saturday, June 23rd, proved productive with 15 new fish habitats/attractions built and sunk. Bill Oswald cooked up a delicious fish lunch; Mike Jefferis donated the fish. There was discussion regarding the need for more pallets, the possibility of getting old concrete culverts for fish attractions and the possible sinking of the old barge that is owned by Don Jones.

Member Rick Kornmeier had previously emailed the Board volunteering to help with the Lake Tallavana website and expressed some ideas. Rick said that he developed a second web site under laketallavana.org. Lake Tallavana is an organization and should have had the web site registered as such.

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Rick's idea is to update the web site allowing interactive capabilities, more photos, more information and links to web sites that would be of interest to Lake Tallavana residents. Rick stated that he does not want to take from the current web master, Linda Ortiz, but would like to work with her to update our web site. Tom asked if the Board would be in favor of asking Rick to help Linda with the web site.

DIANE SHEFFIELD MOVED TO ASK RICK KORNMEIER TO WORK WITH LINDA ORTIZ ON THE WEB SITE TO UPDATE AND FRESHEN THE APPEARANCE OF THE LAKE TALLAVANA WEBSITE. LINDA IS TO REMAIN THE NEWSLETTER EDITOR. BILL OSWALD SECONDED THE MOTION. MOTION CARRIED.

Tom will get with Linda concerning Rick's ideas.

Lake Management: Tom Scott & Bill Oswald

Shoreline Restoration update – Most of the homeowners that were going to do their shorelines during this draw down are finished. It was hoped that the lake level would be higher by now but lack of rain has slowed the return of the lake.

The plan is to develop a list of homeowners who were not included on the original or 1st amended permit and submit another amendment for those homeowners to restore their shorelines. There needs to be 10-15 homeowners on the list to warrant submitting an amendment and paying the additional fee. If there are not enough people to rework their shorelines and/or if the drought is still intense, the Board will have to decide if the lake will be lowered at all this coming winter.

D-8 Pond Restoration update – It appeared that DEP was going to issue the permit. Then the application was transferred to Pensacola where that regulator had more questions. Then our application returned to Tallahassee where it has been ignored. We could press DEP for a permit but it would then jeopardize our ability to ever get another DEP permit.

An incident involving a DEP regulator taking samples for micro-plankton in the lake ended in a huge misunderstanding when she was invited to take samples from the D-8 pond. The pond was being cleaned of sediment on that very day. The regulator returned to her office and started a chain of emails that indicated we were enlarging the D-8 pond without a permit. She mistakenly considered the D-8 pond a storm water pond, which it is not. The D-8 pond was permitted and built as a sediment pond and per the permit, is to be regularly cleared of the sediment. Tom was able to clear the misunderstandings about the existing D-8 pond and will be meeting with DEP to get the permit for enlarging the D-8 pond back on track.

Lake Watch – Pat Powell: Lake Watch is suspended until the lake level returns. Pat mentioned that a crew from Florida Lake Watch will be on the lake later this week to sample for E-coli.

Bill reported that 141 carp in the 3-5 lb range were harvested in June. Bill said they have not seen carp in the 10-12 inch size. The carp are thinning out but Bill suspects they may be in the grassy areas.

After speaking with Bob Rousseau, Tom asked that Bill watch for little carp in or near the grassy areas. The little ones should be shocked and/or scooped out to prevent a population explosion.

Security: Rob Combs

Rob reported that Scott Ivey worked 20 hours for the Association in June and another 16 hours on duty with the Gadsden Sheriff's Department. Scott performed 31 vehicle stops and 62 house checks.

Tom reported receiving complaints about cars speeding and not moving over for walkers and bicyclists. Rob also reported complaints about speeding. He will forward this information to Scott.

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Rob introduced the FWC officer who will take the position left vacant by Billy Kemp. Officer Mike Fish introduced himself and said that he has been an officer for 16 years; he is a native to Tallahassee and is assigned to Gadsden and Liberty counties. On a few occasions he has helped Billy in Lake Tallavana and would like to serve our community. Mike is aware of the incident where a non-member caught speckled perch from Lake Tallavana and was reportedly selling them. The incident is still under investigation.

ROB COMBS MOVED TO HIRE MIKE FISH TO BE THE WILDLIFE OFFICER FOR LAKE TALLAVANA. NEIL MCDONALD SECONDED THE MOTION. MOTION CARRIED.

Mike stated that he could start after July 26th.

Gate: Nothing to report.

Roads, Grounds & Dam: Kimsey Helms

Kimsey reported that the D-8 pond was cleaned out. Kimsey was quoted a price of \$600 from Don Cantrell. Cantrell may not have the equipment to get as much as other contractors but he can clean the D-8 pond four times at the same price as once with the other contractors. Depending on how much rain we receive, Kimsey may schedule the cleaning on a quarterly basis.

Kimsey reported that more sand would be spread on Hickory in an area where there is some slope. The hill on Tallavana Trail where the pavement ends is too steep to consider sand. Marc will grade the dirt roads as needed.

There was a tree down on Tallavana Trail early this morning; Marc has already cleared it.

Kimsey will work on getting prices for sealing the cracks on the portion of Tallavana Trail that has not been repaved in the last 4 years.

Kimsey state the work on the dam is complete except for repairs to the pavement where Peavy's equipment disturbed the blacktop. An amount equaling 10% of Peavy's total invoice is being held until the repairs are complete. To save labor expenses, Kimsey will place reflectors on the new guardrail.

Wolf Tree Service left a pile of wood chips in an unauthorized area. It was agreed to have Marc move the pile of chips and submit an invoice to the supervisor of Wolf Tree Service.

COMMITTEE REPORTS

ACC:

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

Approved submittals: Richard & Nancy Turner, 180 Magnolia Ct., submittal for a fence and Richard & Linda Kornmeier, 661 Tallavana Trail, submittal for a garage.

A submittal from Warren & Faith Jones, 2539 Tallavana Trail, is pending; more information is needed and still has not been received.

A submittal from Paul and Sherry Sirmons, 1931 Tallavana Trail, for replacing an existing deck and the removal of a tree next to the house was not considered, as it did not require action from the ACC.

Judy Conlin addressed the ACC regarding a dead tree next to her home and was told the ACC did not consider this an ACC issue.

Richard and Martha Fox asked the ACC questions in preparation for their garage submittal.

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Pat spoke with Mr. Bravo regarding his shed. Mr. Bravo stated that while he is planning to return the shed to it's original location, he would like to do it after his shoreline restoration in order to allow access for the equipment he will need for shoreline work.

For the record, Minutes/Report of the ACC meeting are attached.

Pat reported receiving a call from Mr. Myers concerning a tree over his hot tub. Pat will check on the tree tomorrow but will inform Mr. Myers that since the tree is not in the buffer, it is not an ACC issue.

Tom reminded the membership that dead trees, which are not in the buffer, might be removed without contacting the ACC. Trees in the buffers require ACC approval prior to their removal.

OLD BUSINESS

1. Normal Lake Level Update – Even though we are getting rain, the lake has been very slow to return.

NEW BUSINESS

Notes:

Diane mentioned that even though some of the trees have gone brown, they are not dead but in survivor mode to get through the drought. She suggested waiting to see if growth returns before cutting down the tree.

Mark Palmquist wanted to make the Board aware that members have been calling the ACC who is doing their best not to discourage the members from submitting their plans.

Mark Palmquist wanted the Board to be aware of his absence for two months and suggested that Earl Mills take his place as co-chairperson and Mark to be the second alternate.

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

Respectfully submitted,

Debra Robinson
Corporate Secretary

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**TALLAVANA HOMEOWNERS' ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE
July 3, 2007
Minutes/Report**

Meeting of the monthly Architectural Control Committee (ACC) was held on July 3rd, 2007 at the pavilion at Lake Tallavana.

PRESENT: ACC Members –Pat Powell, Linda Ritchie, Virginia Everett and Jim Grantham.
THA Members – Richard & Linda Kornmeier, Richard & Martha Fox, Ray & Julie Zimmerman, Judy Conlin, Neil McDonald and Corporate Secretary, Debbie Robinson.

Approvals:

Richard & Nancy Turner, 180 Magnolia Ct., submittal for a fence around garden. Fence to be a 4' high picket fence to be painted same color as the house trim, which is green. The fence will incorporate the existing arbor and to enclose the garden.

Richard & Linda Kornmeier, 661 Tallavana Trail, submittal for garage. The garage is a metal structure, 16 ft wide x 16' to 20' long, placed on existing concrete slab. Colors to match the house. The building will be approximately 8 feet from the side property line however; Mr. Kornmeier has a letter of acceptance to a side set back variance from his neighbors, Mr. & Mrs. Gibbs at 669 Tallavana Trail. A set back variance may need to be recorded at the time of selling the property.

Pending:

Warren & Faith Jones, 2539 Tallavana Trail, submittal to replace gate and add additional gate. Jones' would like to replace the existing chain link gate with an electric iron gate. More information and drawings are needed in order for the ACC to determine what changes are to be made.

Other ACC Issues:

A submittal was received from Paul and Sherry Sirmons, 1931 Tallavana Trail for replacing an attached deck to the back of the house. The existing deck is extremely rotten due to age. Also, the Sirmons received a request from their insurance company for the removal of a total of 5 trees. Since the deck is replacing an existing deck and the trees are not in the buffers, there is no action required of the ACC.

Member Judy Conlin addressed the ACC regarding a dead tree next to her home. Since the tree is 1.) Obviously dead and 2.) Next to the home; it was determined this was not an ACC issue.

Richard and Martha Fox asked questions in preparation to submit plans for a garage.

Pat Powell reported that her conversation with the Bravo's concerning their shed revealed that while they have plans to return the shed to it's original approved location, they plan to do so after their shoreline work is done. The original location of the shed is now an open spot to allow heavy equipment to pass thru the property to the shoreline.

Respectfully submitted,

Debbie Robinson, Corporate Secretary for Tallavana Homeowners' Association