

## TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on July 8<sup>th</sup>, 2008, at the meeting room of the Havana Library, Havana, FL.

PRESENT: Neil McDonald, Larry Jones, Rick Kornmeier, Kimsey Helms, and Rob Combs Board members, Debbie Robinson, Corporate Secretary. See attached list of others in attendance.

ABSENT: Bill Oswald and Tom Scott

The meeting was called to order at 7:06 pm by President, Neil McDonald.

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

### Approval of Agenda:

No revisions

RICK KORNMEIER MOVED TO APPROVE THE AGENDA AS WRITTEN. ROB COMBS SECONDED THE MOTION. MOTION CARRIED.

### Approval/Corrections of June 2008 Minutes:

Corrections of terminology.

KIMSEY HELMS MOVED TO APPROVE THE MINUTES AS CORRECTED. LARRY JONES SECONDED THE MOTION. MOTION CARRIED.

**Treasurer's Report:** Rick Kornmeier reported the total deposit for June was \$25,482.24, routine operating expenses of \$7,057.88, \$7,515.87 in major project expenses, checking account balance is \$298.66, Money Market balance is \$45,220.76 and the balance in CDs/Savings is \$119,184.42.

Rick reported the majority of the routine expenses included mowing and secretarial/bookkeeping. The major project expenses were for the GIS Mapping, grant writing and rock for the 12-pipe spillway. A handout that tracks the cash balances, account transfers and expenses was available to the attending members.

KIMSEY HELMS MOVED THAT THE TREASURER'S REPORT BE ACCEPTED AS GIVEN. ROB COMBS SECONDED. MOTION CARRIED.

### Correspondence/Phone Calls:

1. Rob Combs received an email complaining about the motor home that was again parked in the pavilion area. It was discussed that motor homes are not to be parked at the pavilion area. Rob will contact the owner, Ron Garrett at 1549 Tallavana Trail, concerning his motor home.
2. Neil McDonald reported calls concerning coyotes in the neighborhood. Neil said that he discussed the concerns with Scott Ivey. Neil reported that Scott said if the coyotes are causing trouble, the homeowners are allowed to shoot them providing they use a shotgun. Some members expressed their concerns about any firearms being used in the neighborhood and asked Rob to contact our wildlife officer to see if traps could be used.

## BOARD REPORTS

**Legal:** Neil McDonald and Rick Kornmeier

A. Lambert runoff – Neil reported that he has contacted our attorney, Ken Abele, to see what our next step should be concerning the lawsuit in place. Ken will contact Mr. Lambert's attorney and report

back to Neil.

B. Heidenreich/Magnolia Ct. & Pine Top Ct. –Neil reported that the Pine Top Court project is probably on hold given the current real estate market.

**Member Relations:** Tom Scott (absent) Reported by Debbie Robinson

There were 869 visits to the website in June.

a. July 4<sup>th</sup> Social report: Due to the inability to have a fireworks show, attendance at the cookout was low. Pat Powell reported that there were approximately 40 in attendance. Appreciation was given to Bill Oswald for the wonderful chicken he cooked. Pat thanked all those who helped with the July 4<sup>th</sup> Social.

**Lake Management:** Bill Oswald (Tom Scott absent)

In his absence, Tom emailed a report to Debbie who read his report at the meeting. Following is a summarization of Tom's report: At a previous Board meeting, the Board voted to use Herb Wyatt for the annual fish survey rather than Bob Rousseau and Charlie Messing. Bob and Charlie have conducted our previous surveys. Tom said that the effort to maintain a year-to-year survey is important. Tom contacted the FWC to determine if Herb had an electro-fishing permit in order to conduct the survey. It was found that Herb does not have a permit and further more, FWC told Tom that it would be illegal for our carp team to do the shocking for Herb since he is not on our permit. If our carp team were to shock for Herb, we could lose the permit and if we lost the permit, it would be illegal for us to possess the electro-fishing equipment.

Given all this, Tom recommended that we get Bob and Charlie to conduct this year's survey as they have done in the recent past. Tom stressed that we need to do this before it gets any later in the year. Bob and Charlie are insured and have the necessary permits to conduct the fish survey. Tom's written report concluded with a question for a motion from the Board.

Rick was in agreement that if Herb was not permitted, licensed and insured that we should have Bob and Charlie conduct the fish survey.

RICK KORNMEIER MOVED THAT WE HIRE BOB ROUSSEAU AND CHARLIE MESSING FOR OUR ANNUAL FISH SURVEY SINCE HERB WYATT DOES NOT HAVE A PERMIT OR LICENSE. THE HIRING OF BOB AND CHARLIE IS TO BE LIMITED TO ONE TIME THIS YEAR AT THE COST OF \$800 AS BUDGETED. KIMSEY HELMS SECONDED THE MOTION. MOTION CARRIED.

Neil added that he thought the lake level should be held steady for one week prior to the fish survey to give the fish time to adjust.

a. Carp report – There has been no harvesting of carp because the bottom of the boat needs to be cleaned.

It was mentioned that the aquatic weeds need to be readdressed. Some of the residents reported to the Board that there are still issues of bad aquatic weeds on the lake. Although Bill was not in attendance, Neil said that he would ask Bill to call the guy from Plantation Creation to address the weeds. It was not known if there would be an additional charge for a second visit.

**Lake Watch** – Pat Powell: Pat said that Lake Watch couldn't be scheduled as long as the lake is down but she did call Lake Watch at University of Florida to report that our lake was currently drawn down.

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**Security:** Rob Combs

Rob reported that Scott Ivey worked 20 hours for the Association and 18 hours while on duty with the Gadsden Sheriff's Department. Scott reported 11 traffic stops and 82 house checks. Mike Fish worked 20 hours in June. There have been no reports of trespassing at the docks.

**Gate:** No report.

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

a. 12-Pipe Emergency Spillway update: Neil called NRCS who told him our grant was still in Washington. Neil said that should we get the grant, the money would go to Gadsden County as the administrator of the grant funds. Neil said that once the funds are in place, petitions for bids will go out, then the repairs can be made and the lake returned to normal level.

b. Spillway update – Neil reported that there is no update however, there is some thought of a siphoning system from the lake, through the dam and into the spillway.

Concerning the backside of the dam, Neil explained about the trees on the dam and the need to have them removed. Neil said according to a maintenance manual for earthen dams, that trees that have been allowed to grow on the dam must be removed. The manual instructs that the lake should be lowered to the point of the lowest tree on the backside so that there is no chance of a break through while removing the root system.

Larry suggested that while we are currently keeping the lake lower, that we lower the lake even more as needed to remove the trees from the back of the dam. There was some discussion then a motion.

LARRY JONES MOVED THAT WE GET COMPETITIVE ESTIMATES TO REMOVE THE TREES FROM THE BACKSIDE OF THE DAM. KIMSEY HELMS SECONDED THE MOTION. MOTION CARRIED.

Neil said that he would make a draft of the bid form for the tree removal on the backside of the dam. Neil mentioned that he knew of a couple of contractors in Gadsden County with knowledge of earthen dams.

Marc Cocke was asked to clear all small trees from the lakeside of the dam and to keep all vegetation out of the rocks along the shoreline.

c. Emergency exit plans – Neil introduced Brook Shepard, President of the Reston Homeowners' Association. Brook attended the Board Meeting to stay informed of the emergency exit plans.

Kimsey, Bill and Neil visited the site along Tallavana Trail in the area of addresses 3971 – 4203 where a 20 foot buffer owned by Tallavana Homeowners' Association adjoins Reston properties as well as individual properties adjacent to Reston and Tallavana. There are three possibilities for the emergency exit one of which would use the existing 20-foot buffer owned by Tallavana. The buffer leads right into Tallavana Trail. In order to determine the exact locations of THA property and private owners (Tallavana, Reston and others), it has been suggested that the properties be surveyed. By surveying all possibilities, we can then determine our best option. Kimsey estimated that the survey should cost approximately \$1,500.00.

Mr. Brook Shepard addressed the Board with concerns about enforcement of using the emergency exit road and who and what would determine an emergency. Neil assured Brook and the other Reston residents attending the meeting that the road would be used strictly in the case of a major emergency. Brook indicated that their largest concern was the volume of traffic. Discussion continued about the access of the emergency road and how to keep the use of the road as intended. Debbie reminded all those attending that Major Wood from Gadsden Co. Emergency Management had originally expressed concern for Tallavana and Reston only if there was no other way out. In our case, the dam would have to be impassable before the emergency exit is used. Rick stated the issue as hand was the location and offered

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the following motion.

RICK KORNMEIER MOVED TO APPROVE THE SURVEY WORK TO BE DONE TO DETERMINE OUR BEST OPTION FOR THE EMERGENCY EXIT AND TO KEEP THE COST AT A MAXIMUM OF \$1,500.00. ROB COMBS SECONDED THE MOTION. MOTION CARRIED.

Kimsey read a message from Tom Scott pertaining to Marc Cocke. Tom's message is summarized as follows: It had come to Tom's attention that some are questioning Marc Cocke's value and cost to the neighborhood. Tom said that during his tenure on the Board, there has not been a single complaint about Marc presented to the Board. Tom stated that Marc has done an excellent job of maintaining our common areas, roadsides and dirt roads. When bids were solicited, no one offered to do the number of services Marc is doing and no one bid against him. The only recent complaints against Marc that have come to Tom's attention were passed on by a third party. Tom found that the issues were a misunderstanding since the complaints had not been discussed with Marc. Tom concluded his remarks by stating that Marc is a tremendous asset to the neighborhood. He is not only here when the normal maintenance needs to be done but he also is here when there are emergencies and when special tasks are required. The Board would be remiss in any attempts to replace Marc.

Kimsey asked Marc if he had any concerns. Marc stated that he does work for individual property owners and if they have an issue with Marc that they should contact him directly and not a Board member. Marc said that although he is paid by the hour for work done for the Association, he also does a lot on a volunteer basis.

Neil said that he did receive a complaint about Marc from a homeowner but does not want to get rid of Marc. Discussion continued regarding Marc's services. Larry Jones added that when he first saw what was budgeted for Marc's services, he thought it seemed high. Now that he is more involved, Larry agrees that Marc is an asset and reasonably priced. Larry reiterated that if Marc does work for an individual then that individual should contact Marc if there is a problem.

RICK KORNMEIER MADE A MOTION FOR A RESOLUTION TO EXPRESS APPRECIATION FOR MARC COCKE AND HIS SERVICE TO THE COMMUNITY FOR THE PAST 13 YEARS. THANK YOU, MARC. LARRY JONES SECONDED THE MOTION. MOTION CARRIED.

Neil mentioned that if anyone has a specific problem, they should contact the person who deals with that problem such as speeding issues should be reported to Scott Ivey, etc.

Tallavana Trail section 2028-2617: This section of Tallavana Trail has signs of road base issues. Attempts to seal the cracks have failed and resurfacing is out of the question until it is determined what is causing the failures. Kimsey submitted an estimate to the Board for soil borings. The estimate is from Earthworks Geotechnical, Inc. and is for random soil borings, report and recommendations. The Board reviewed and discussed the proposal. The total estimate is \$2,943.75. The 2008 Budget does have funds available for road engineering.

RICK KORNMEIER MOVED TO ACCEPT THE ESTIMATE FROM EARTHWORKS GEOTECHNICAL IN THE AMOUNT OF \$2,943.75. ROB COMBS SECONDED THE MOTION. MOTION CARRIED.

## COMMITTEE REPORTS

1. **ACC:**
  - a. ACC Report – Since the full report is attached to minutes, a brief summary follows:  
Approved Submittals:  
John and Mary Nall, submittal for shoreline restoration.

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Don and Linda Ritchie, submittal for a temporary canvas top car storage.

Julia Gill, submittal for stain color for house, garage, and trim. Also submittal for deck over water.

Mitch Reanier, re-submittal for porch across front of house.

David and Jill Taylor, submittal for removal of 5 trees.

b. Other ACC business – Member Cheryl Roberts, 3565 Tallavana Trail, contacted Pat Powell for emergency removal of a large dead tree in the front buffer of her property. Verbal approval was given. After removal of the tree, it was found that the tree was on the adjacent vacant property of Jo Leana Pace. The verbal approval to Cheryl Roberts was withdrawn.

After discussion, it was decided that the ACC should remind members submitting any work to be done near or in the buffer that they must be able to identify their property lines.

**See full report attached to the minutes.**

2. **Lake Management Committee:** Diane Sheffield reported that the grant application for the DEP 319 is in. The grant was written for approximately \$33,000. If received, the funds will be used to plan and design the management of cleaning up the water before it leaves Lake Tallavana. Lake Management met with Sean on June 29<sup>th</sup> to review the GIS mapping. Diane said that it appears that nutrient loading might be coming from the sod farm but definitely not from the nurseries or cow farm. Since the meeting, Sean and a few members from Tallavana hiked up Hurricane Creek as far as possible. Diane reported that Sean took some water samples and will continue to work on developing best management practices. Some of the projects may fall under the Florida Forever grant which Sean is currently preparing for submittal.

3. **Budget Committee:** The Budget Committee met on June 17<sup>th</sup> at the pavilion. Debbie summarized the meeting reporting that we are still waiting for reports from several of the projects. The committee began looking at the 10-year model and briefly discussed the modification of the 2008 Budget to accommodate our matching grant funds of \$70,170. Debbie reported the next meeting to be on Tuesday, July 15<sup>th</sup>, 7:00, at the library.

Debbie reminded the Board that the need to plan the Special Member Meeting for the Budget modification should be a priority.

**OLD BUSINESS**

1. Golf carts on Tallavana roads: At the June Board meeting, the Board voted to look into the insurance liability concerning golf carts on Lake Tallavana roads. Debbie read the response she received from the insurance agent: "The underwriter has advised: The streets and roads are covered under the Townhome/Similar Association class, and there would be no additional charge for allowing use of golf carts on the roads of Lake Tallavana." When speaking with the agent, Debbie was advised that if we were to allow golf carts that 1) We would be required to post signs to make vehicles aware that there are golf carts on the roads, 2) Any resident using a golf cart would be required to carry their own liability insurance, 3) Golf carts must be registered with the Association with proof of insurance, and 4) Golf carts would have to be inspected and must have lights, brakes and no drivers under 16.

The Board discussed the issues and since there has been only one request for allowing golf carts on the roads, the Board decided to table.

RICK KORNMEIER MOVED TO TABLE THE ISSUE OF GOLF CARTS ON TALLAVANA ROADS UNTIL

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FURTHER INTEREST IS EXPRESSED. LARRY JONES SECONDED THE MOTION. MOTION CARRIED.

**NEW BUSINESS**

Neil gave Cheryl Roberts the floor to discuss emergency planning in our community. Cheryl, Neil and Debbie attended a meeting with Gadsden County Emergency Management to discuss emergency planning. Lake Tallavana community was one of 4 communities chosen in Gadsden County for a pilot program called Neighborhood Emergency Preparedness Program (NEPP). Cheryl has volunteered to take the lead and Debbie will assist. At one time, Tallavana had a very organized plan called Emergency Support Organization. ESO has since gone inactive due to lack of volunteers.

Through the training of NEPP, Cheryl and Debbie hope to resurrect ESO. They have inventoried what supplies ESO had so at least we are not starting from scratch.

Cheryl will be sending a letter to the residents explaining NEPP and questionnaires for members to complete and return. While ESO had a tremendous amount of member information, it needs to be seriously updated. Cheryl closed by asking for members to get involved.

With no further business, meeting was adjourned at 9:28 p.m.

Respectfully submitted,

Debra Robinson  
Corporate Secretary

Minutes reviewed by Board Member: Larry Jones, Secretary

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

**July 1, 2008**

**Minutes/Report**

The Architectural Control Committee (ACC) monthly meeting was held on July 1<sup>st</sup>, 2008 at the Lake Tallavana pavilion.

PRESENT: ACC Members-Pat Powell, Jim Grantham, Linda Ritchie, Earl Mills, and Alternate Linda Ortiz.

THA Members- John & Mary Nall, Julia Gill

**Approvals:**

John & Mary Nall – Lot 81 XXXX Tallavana Trail – Submittal for shoreline restoration. Subject to conformance to approved engineering and obtaining all permits.

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Don & Linda Ritchie – 3899 Tallavana Trail – Submittal for temporary canvas top car storage to be placed behind garage not visible from roadway.

Julia Gill – 2659 Tallavana Trail – Submittal for staining house and garage with cedar stain and forest green trim. Add 12' x 12' addition to deck over water in order to reach boat after shoreline restoration. Rework asphalt driveway and add concrete spillway along edge.

Mitch Reanier – 3187 Tallavana Trail – Resubmitted for porch across front of house. Original submittal was approved 10/16/06.

David & Jill Taylor – 188 Tallavana Trail – Submittal for removal of 5 trees close to and leaning over the house. None of the trees are in the buffer.

**Pending:** Nothing to report.

**Other ACC Issues:** Member Cheryl Roberts -3565 Tallavana Trail contacted Pat Powell via telephone for emergency removal of a large dead tree in the front buffer of her property that she feared was about to fall across Tallavana Trail. Pat Powell gave verbal approval to proceed. It was determined after removal that the tree was, in fact, on the adjacent vacant property of Mrs. Jo Leana Pace. Consequently the verbal approval to Cheryl Roberts was withdrawn. As of this date no submittal from Mrs. Pace has been received.

After discussion it was decided that we should, in the future, remind a member that is requesting approval for any work to be done near or in a buffer that they must be able to identify their property lines.

Respectfully submitted,  
Earl W. Mills  
ACC Co-chair