

**TALLAVANA HOMEOWNERS' ASSOCIATION, INC.**

Minutes of the monthly Board of Directors meeting held on Tuesday, July 14<sup>th</sup>, 2009 at the meeting room of the Havana Library, Havana, FL.

PRESENT: Earl Mills, Rob Combs, Neil McDonald, and Larry Jones, Board members, Debbie Robinson, Corporate Secretary. See attached list of others in attendance.  
(Seventh position currently vacant.)

ABSENT: Linda Ritchie, Tom Scott (Linda was called away for a family emergency at the last moment)

The meeting was called to order at 7:03 pm by Vice-President, Earl Mills.

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

**Approval of Agenda:**

No additions or revisions.

NEIL McDONALD MOVED TO APPROVE THE AGENDA AS WRITTEN. LARRY JONES SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

**Board Member Vacancy:**

President Linda Ritchie was unable to attend the Board meeting due to a family medical emergency. She sent an email to Debbie asking that it be read at this point in the meeting.

Linda wrote that her choice to fill the Board vacancy is Bobby Boatright. She said that Bobby was a big help the last few months in working with the surveyor for correcting the measurements for the collar at the standpipe and then taking the responsibility for replacing the collar and drain. Bobby has been coming to the Board meetings, budget meetings and committee meetings. Bobby regularly checks in with Linda and Earl to see what project he can help with.

Her email continued that Bobby is someone who has not been on the Board before and she believes his joining the Board would be an encouragement for those who have not served to be more involved.

Linda asked that if there were only 4 Board members at this meeting, she hopes for a delay in the vote so that she and Tom Scott have a chance to speak for Bobby. Unfortunate circumstances prevented Linda and Tom from attending and they both feel that this is an important position to fill and want to be involved in the discussion and to make their votes count. Linda stated that this was not to make light of any other member who is seeking the position. Since there is a chance that someone else could be nominated from the floor, Linda stated that she and Tom would like the opportunity to hear from other nominees before they vote.

Attached to Linda's email to Debbie was an email from Tom Scott who stated it was his desire to see Bobby Boatright seated on the Board.

EARL MILLS MOVED FOR THE ATTENDING BOARD MEMBERS TO CONSIDER A POSTPONEMENT OF THE VOTE TO FILL THE VACANCY. THERE WAS NO SECOND, MOTION DIED.

Earl announced that the Board has been given two names, Bobby Boatright and Bill Oswald, for the Board to vote to fill the vacancy.

Member Linda Kornmeier spoke in favor of Bill stating that he is an asset and that we could use him. Other members reminded the Board that by not getting elected at the Annual Meeting, Bill has not been active or involved to the point of announcing he would no longer volunteer to work on the gate or shock carp. Members pointed out that Bobby had been coming to the meetings, volunteering to help with projects, and has shown interest in what is best for Lake Tallavana community. There was discussion about the shocking boat and cormorant control. Bobby said that shocking the carp could be learned. Member Kimsey Helms endorsed Bobby stating that Board members should take interest in the whole

community and Bobby has shown that interest with his past participation.

Member Diane Sheffield asked the Board if they would consider and accept Linda's and Tom's votes. Neil said no. Earl asked about the laws concerning the issue. Member Jim Poss said that four Board members is a quorum. Neil asked how a tie would be broken with 4 Board members. Jim said that the Board could consider a new candidate, or wait until next month to vote again.

Neil McDonald then nominated Linda Kornmeier stating that it was owed to Linda for Rick's suffering. Linda declined.

The person to fill this vacancy will serve until the end of term at the January 2011 Annual Meeting.

LARRY JONES MADE THE MOTION TO PROCEED WITH THE VOTE AT THIS BOARD MEETING. NEIL MCDONALD SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Debbie passed out slips of paper to the Board members for them to write the name of their preference. Debbie with Member Dorothy Ross counted the ballots and found 2 votes for Bobby Boatright and 2 votes for Bill Oswald. Debbie asked the Board how they wanted to proceed.

ROB COMBS MADE THE MOTION TO POSTPONE THE VOTING UNTIL ALL THE BOARD MEMBERS COULD BE PRESENT. NEIL MCDONALD SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Earl asked Jim Poss if he would contact Bill Oswald asking Bill to attend the next meeting.

**Approval/Corrections of June 2009 Minutes:**

No changes.

LARRY JONES MOVED TO APPROVE THE MINUTES AS WRITTEN. ROB COMBS SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

**Treasurer's Report:** Debbie reported the total deposit for June was \$22,880.30, routine operating expenses of \$7,152.92, no major project expenses, checking account balance is \$307.76, Money Market balance is \$38,574.25 and the balance in CDs/Savings is \$53,858.93. The separate account for the 12-pipe spillway repair was closed after the balance was transferred to the Money Market account; as voted by the Board at the May meeting.

Member Kimsey Helms asked about the legal expenses for May and June. Debbie reported that legal fees covered foreclosure/bankruptcy issues, meeting with Ken Abele regarding several issues, and representation in the emergency exit property purchase.

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

Delinquent assessments – Debbie reported that of the 16 members informed that they had 45 days to pay their delinquent balance or a lien would be filed against their property, 3 paid their balance in full. The member discussed at the June Board meeting regarding bankruptcy did indeed file in April 2008. THA was not listed as a creditor giving the Association some legal options. Our attorney is currently working on this issue.

There has been no response at all from 7 of the delinquent members. Unless we hear from them by July 23<sup>rd</sup>, a lien will be filed against their property. Responses from 6 members included some small payments and/or verbal promises to pay. All verbal commitments were asked to be put in writing; nothing has been received as of the date of this Board Meeting.

The Lincicome property has been sold, closing was today. The Association received \$1,752 in delinquent assessments, late fees and interest. The delinquent balance that had to be written off is \$2,095.

**Correspondence/Phone Calls:**

1. Earl received several phone calls regarding the dirt roads after several rains. He said Marc graded Hickory taking care of the problem there but the problem on Honeysuckle is worse and will be discussed under Roads, Grounds and Dam.
2. Neil received phone calls from Butch Parrish and Dennis Bloomquist, both address vegetation growth on the dam. Earl said that he spoke with Marc about both sides of the dam. The sod on the backside of the dam is being allowed to seed to fill in any spaces but Earl will ask Marc to check for saplings so that no trees get started. Marc will address the weeds along the dam shoreline as weather permits. Work along the shoreline is all hand work and Marc has been waiting for cooler weather. June was very hot.
3. An email was sent to the Board regarding the use of golf carts in the community. Mr. Chester, owner of a lot on Magnolia, felt that the Board should consider allowing golf carts on the roads in Lake Tallavana. After discussion about the liability and hazards of allowing golf carts on the roads and past discussions of the same, it was the consensus of the Board that the regulation prohibiting golf carts would stand.

**BOARD REPORTS**

**Legal:** Linda Ritchie (absent)

As chairperson for the Legal Committee, Jim Poss reported we will be working with Ken regarding delinquencies, bankruptcies and foreclosures.

It was also reported that Ken Abele's office has determined that the 92 acres owned by Jim Bennett are encumbered with the Restrictive Covenants of Tallavana Homeowners' Association. Jim's property is adjacent to some properties in Lake Tallavana on Deer Pass. The Legal Committee will discuss if there should be any action taken at this time.

**Member Relations:** Tom Scott (absent)

There were 1,382 visits to the website in June.

a. Volunteer workday – On Thursday, June 18<sup>th</sup>, Linda Ritchie and her son Bobby pressure washed both docks and the pavilion in preparation for treatment on Saturday. Saturday, June 20<sup>th</sup>, a volunteer crew showed up at 8:00 a.m. to water seal the docks and pavilion. The Social committee provided a great lunch.

Debbie reported that when the crew showed up on Saturday, they found sand spread all over the seats and floor of the pavilion. It appeared to be deliberate. A leaf blower made quick work of the sandy mess and the wood was treated with little delay.

Approximately 57 members attended the July 4<sup>th</sup> Social. The Social Committee is to be commended for their hard work and dedication. However, the work is falling on just a few and more volunteers are needed.

**Lake Management:** Tom Scott (absent) & Neil McDonald

a. Carp report – Neil reported that there appears to be an increase in the carp population. Many carp were seen in the spillway whenever the water level was higher during some of the summer storms.

b. Aquatic weed spraying – In the recent fish survey/lake report, Bob Rousseau recommended spraying for alligator weed and Salvinia but not immediately. Member Bobby Boatright said that it might be a good time to stock the lake with the additional weed cover. Instead of killing the weeds, we might want to consider using them for protection for the fish. There was no provision in the 2009 Budget for restocking fish. Rob suggested that maybe we should consider tighter restrictions on the bag limit and size of fish or ban the removal of bass for a certain time frame. We might encourage catch and release.

The cormorant issue was discussed as well. Some of the fish shocked up for the survey showed signs of attacks by the cormorants. Bob Rousseau stressed the importance of continuing our cormorant control. Currently the Association does not have a boat and motor to run the cormorants off the lake. When asked about the two 15 HP outboard motors owned by the Association, Neil reported that one is on the shocking boat and the other does not work. There was discussion that there may be a small boat available for cormorant control if the THA motor could be repaired or replaced.

Member Bobby Boatright asked the Board if there were any plans for the Board to meet with Bob Rousseau to discuss his recommendations and to make plans. Earl said that he would like for Lake Management and Lake Planning to meet to discuss plans and begin gathering information and costs for the upcoming Budget. Diane said that Lake Planning is meeting on Saturday, July 27<sup>th</sup>, to discuss Rousseau's recommendations and list our priorities.

**Lake Watch** – Pat Powell: Pat said that normally the LakeWatch committee goes out monthly to collect samples. The University of Florida LakeWatch has asked that we collect every other month to cut down on the costs of analyzing and reporting. Pat said LakeWatch will go out in August.

**Security:** Rob Combs

Rob reported that Scott Ivey worked 20 hours for the Association and 14 hours while on duty in June. Scott reported 7 traffic stops and 70 house checks. Mike Fish worked 20 hours in June.

**Gate:** Earl reported that the light on the card pad was out making it difficult to see the pad at night. Gate Volunteer Gary Robinson will check into it.

**Roads, Grounds & Dam:** Earl Mills

a. 12-Pipe Emergency Spillway update: Earl said that it is still being worked out as to who is going to take care of the shift in the riprap.

The warning signs for the spillway area have been made; Jim Poss has volunteered to help Earl get the signs posted. Also, the cable along the backside of the dam will be completed. Member Diane Sheffield mentioned the need for grass in some of the 12-pipe areas; Earl will be seeding after they get the cable installed to keep vehicles from parking on the area in question.

Member Rod Pigott pointed out the curve sign at the D-8 Pond has been moved. Earl said he would take care of it.

b. Fencing at Lincicome easement – Jim Poss and Neil McDonald sunk posts along the easement boundary marking the easement from the property owner's yard.

Earl reported the dirt roads are rutted and need more material. Member Diane Sheffield stated that right after a hard rain, she will drive around the neighborhood to observe the runoff. She said after the last hard rain, there were a number of driveways causing damage to the roads. Earl said he has noticed the runoff from some properties causing damage to the ditches. Damages to the roads and ditches caused by private property owners should be addressed. Larry Jones said that the offenders should be responsible for the repairs to the roads and ditches. Neil McDonald suggested that the property owner should repair their driveway and the Association repair the damage on the THA right-of-way. He agreed that there are some driveways impacting THA roads.

## **COMMITTEE REPORTS**

**1. ACC:**

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

Approved Submittals:

Jim Peterson, 686 Hickory Lane, submittal for circle driveway and new deck on back of house.

Ron & Marie Epperson, 3694 Tallavana Trail, submittal for 14' X 50' parking pad adjacent to existing driveway to park travel trailer.

Bobby Boatright, 2472 Tallavana Trail, submittal to re-stain all existing wood structures with same color. Doors to be painted olive green.

Jack & Dawn Pierce, 407 Tallavana Trail, submittal to change color of stain on cedar siding.

Zack & Traci Ray, future owners of lot EF-2 on Quail Court, submittal for 2,170 square foot home.

**See full report attached to the minutes**

b. Other ACC business - Earl reported that since the ACC meeting on July 1<sup>st</sup>, Zack & Traci Ray pulled out of the contract to purchase the lot on Quail Court.

Pat Powell asked the Board to reconsider their position on the Bravo shed now that he has completed his shoreline restoration. Mr. Bravo moved his shed from the back yard to the front shortly after he purchased the property. He has given several promises to move it or tear it down, none of which he has followed through. In 2008, Pat Powell asked the Board to act on this issue. Neil McDonald reminded Pat that the Board voted not to mess with the Bravo shed and there is nothing more they can do. The shed appears to be in violation of several county codes and should be reported for code enforcement.

The ACC has changed their regular monthly meeting to the first Thursday of the month.

c. Section 200 Committee update – The next meeting for the ACC Section 200 Review Committee is scheduled for Thursday, July 16<sup>th</sup> at the pavilion.

Jim Poss said that the Section 200 Committee, a sub-committee of the Legal Committee, is still trying to fine tune its purpose and then proposed a recommendation to the Board for the scope of the Committee to be expanded to include all Governing Documents as well as all Policies and Procedures. He explained that all the documents are inter-connected and broadening the scope of the committee would make it easier. (Jim submitted the proposed recommendation in writing)

LARRY JONES MADE THE MOTION TO ACCEPT THE RECOMMENDATION OF THE LEGAL COMMITTEE TO EXPAND THEIR SCOPE OF AUTHORITY TO INCLUDE ALL THE GOVERNING DOCUMENTS. NEIL MCDONALD SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

2. **Lake Management Planning Committee:** Diane Sheffield assisted Sean McGlynn with the 2<sup>nd</sup> qtr TMDL sampling. They saw lots of alligator weed on the north end of the lake. Diane does not have the results of the sampling yet.

3. **Budget Committee:** The next Budget Committee meeting scheduled for Tuesday, July 28<sup>th</sup>.

4. **NEPP (Neighborhood Emergency Preparedness Planning):** Cheryl Roberts was absent but Debbie reported that the State has ramped up the amount of work and requirements for the emergency preparedness program. So much so that neither Cheryl nor Debbie has the time required to complete everything that was being asked by the State Health Department and NEPP. Both Cheryl and Debbie agree to continue to work on neighborhood preparedness but not under the umbrella of NEPP. Information from the returned questionnaires is being collated and efforts to organize emergency planning will continue but on a smaller scale.

**OLD BUSINESS**

No old business.

**NEW BUSINESS**

No new business

With no further business, meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Debra Robinson  
Corporate Secretary

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

**July 1, 2009**

**Minutes/Report**

Meeting of the monthly Architectural Control Committee (ACC) was held on July 1<sup>st</sup>, 2009 at the pavilion of Lake Tallavana.

PRESENT: ACC Members –Pat Powell, Jim Grantham, Gary Robinson, Kimsey Helms and Dorothy Ross,

Alternate.

THA Members –Linda Ritchie, Bobby Boatright, Jim Peterson, Earl Mills and Debbie Robinson, Corporate Secretary. Future members of THA – Traci & Zack Ray.

**Approvals:**

Jim Peterson, 686 Hickory Lane, submittal for circle driveway and new deck on back of house that will connect to a second deck further down the back yard.

Ron & Marie Epperson, 3694 Tallavana Trail, submittal for 14' X 50' parking pad adjacent to existing driveway to park travel trailer. The parking pad is not to encroach the buffer.

Bobby Boatright, 2472 Tallavana Trail, submittal to re-stain all existing wood structures with same color as currently on the house. Doors to be painted olive green. Color samples provided to ACC for their approval.

Jack & Dawn Pierce, 407 Tallavana Trail, submittal to change color of stain on cedar siding from dark brown to Normandy grey. Color sample was provided to ACC for their approval.

Zack & Traci Ray, future owners of lot EF-2 on Quail Court, submittal for new home. The house is 2,170 square feet, brick and siding exterior, situated on lot not to encroach any buffers.

**Pending:** Nothing

**Other ACC Issues:** The regular meeting night for the ACC will be the first Thursday of each month. The next meeting will be August 6<sup>th</sup>. Meeting night changed to accommodate members of the ACC.

Respectfully submitted,

Debbie Robinson,  
Corporate Secretary for Tallavana Homeowners' Association

APPROVED