

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on Tuesday, July 13th, at the meeting room of the Havana Library, Havana, FL.

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

ABSENT: Linda Ritchie, Marla Griffin, Larry Jones

The meeting was called to order at 7:16 pm by Vice President, Earl Mills. (Waited until 7:16 to have a quorum.)

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

Approval of Agenda:

No changes.

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

Approval/Corrections of June 2010 Minutes:

Clarification/correction.

BOBBY BOATRIGHT MOVED TO APPROVE THE MINUTES AS CORRECTED. ROB COMBS SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Treasurer's Report: Bobby Boatright reported the total deposit for June was \$18,895.00, routine operating expenses of \$10,440.52, major project expenses of \$2,388.35, checking account balance is \$1,573.04, Money Market balance is \$52,118.35 and the balance in CDs/Savings is \$94,845.64.

Larger expenditures included \$3,437.50 for the D-8 clean-out and \$1,758.08 to McGlynn Laboratory for algae bloom sampling and report. All other expenses were in line.

ROB COMBS MOVED TO ACCEPT THE TREASURER'S REPORT. NEIL MCDONALD SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Correspondence/Phone Calls:

1. Earl received calls regarding the need to grade Deer Pass.
2. Earl received a call from Bloomquists regarding a submittal to ACC.
3. Earl received an email from Linda Ritchie, which will be covered under Legal.
4. Rob received an email from Jim Yarborough concerning speeding and security, which will be covered under Security.
5. Debbie reported a letter received from Edgar Phillips of Mason Drive, asking how much of the dues collected in the last three years have been spent on "phase two" (Mason Drive). In response, Linda Ritchie wrote that Tallavana is one unit; there are no phases and all members share equally in all the expenses of the entire neighborhood. Debbie prepared a spreadsheet that showed the expenses for the last three years for enclosure with Linda's letter. Linda concluded her letter stating Tallavana is one community, one Association.

BOARD REPORTS

Legal: Linda Ritchie (absent)

a. Heidenreich – Pine Top Court: Per an email sent by Linda to the Board members: she asked for time to research the legal descriptions for the roads in Tallavana to keep costs down. It would be more expensive if we had Owen Title to do the search. Linda mentioned that she could track down the legal descriptions with the help of Skipper and Clay VanLandingham.

ROB COMBS MOVED TO ALLOW LINDA THE TIME TO RESEARCH THE LEGAL DESCRIPTIONS FOR THE ROADS IN TALLAVANA. BOBBY BOATRIGHT SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

b. Legal Committee report: Jim Poss, Chairperson: Committee did not meet since the last Board Meeting. There is nothing to report.

Member Relations: Marla Griffin (absent)

The next deadline for the newsletter is August 15th.

Lake Management: Bobby Boatright & Rob Combs

a. Carp Management – Neil reported 5 carp were harvested when they went shocking last week. He sighted lots of brim and shad. Also sighted were small bass in the beds of floating weeds.

b. Aquatic Weed update – Bobby reported the aquatic weeds were sprayed on June 24th. The herbicide will take approximately two weeks to work. Efforts were made to inform property owners prior to the spraying and several did let Bobby know that they did not want their shorelines sprayed. Salvinia was the only aquatic weed that was not treated. Bobby said they will continue to watch and will treat if it looks like it will take over the lake.

Lake Watch – Pat Powell: Pat said Lake Watch crew will go out Saturday providing she can get the boat.

Security & Gate: Rob Combs

Scott Ivey worked 20 hours for the Association in June and 18 hours on duty. He conducted 78 house checks and 7 traffic stops. No report from Mike Fish.

The email from Jim Yarborough contained questions about speeding tickets. Scott Ivey spoke with Jim to answer his questions. Scott said that he sees compliance from most of the homeowners' but sees visitors contributing to the speeding violations. Scott said he would check into using the "speed trailer" again and ask county traffic officers to patrol using their authority to issue tickets.

A second email from Linda Ritchie also addressed speeding issues suggesting that a plan be implemented.

Member Dorothy Ross suggested a "Reduced Speed Ahead" sign posted prior to entering the gate.

Roads, Grounds & Dam: Earl Mills (from his written report)

Magnolia Court – No further update on this project until the legal issues are resolved.

The road culvert under Honeysuckle at Tallavana Trail is still not flowing as it should. No updates on getting it cleaned out.

D-8 Sediment Pond – pond was cleaned out by Barnes Equipment on June 14th and 15th. Total cost was \$3,437.50. (Project came in under their bid of \$5,500)

Concerning the large culvert replacement under Tallavana Trail near the house of Don Jones; the

culvert seems to be holding so we may be able to push replacement until next year. Don Jones will most likely have to obtain a DEP permit for the holding box he intends to install at the location where the new culvert ends on his side of the road.

Neil reported that Talquin will be trimming trees around the poles as needed but will not be conducting a full trim where they go onto private property. The majority of trimming will be on the poles with transformers.

COMMITTEE REPORTS

1. ACC:

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

Approved Submittals:

Mark & Susan Studley, submittal for removal of dead tree that is threatening the house.

Larry & Pat Runnels, submittal for stain color on exterior of home. Color is close to the existing shade.

See full report attached to the minutes

b. Other ACC business: None

2. Lake Management Planning Committee: No report

3. **Budget Committee:** The next meeting is tentatively scheduled for July 20th; location to be announce. The committee is asking for project proposals if any.

OLD BUSINESS

1. Lake Fishing License – The deadline to re-apply for the Private Pond Fishing License is Aug. 3rd. There was discussion at the June and July Board meetings regarding the advantages/disadvantages of having a license for the lake especially in the area of enforcement and security. Several key points were made in the discussions and the Board felt that additional security and signage would be beneficial. Scott Ivey mentioned that he has increased the amount of time at the boat ramp.

BOBBY BOATRIGHT MOVED TO CONTINUE WITH THE PRIVATE POND FISHING LICENSE FOR LAKE TALLAVANA. NEIL MCDONALD SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

NEW BUSINESS

No new business.

Neil McDonald requested an agenda item for the next meeting regarding the Emergency Exit/property purchase.

With no further business, meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Debra Robinson
Corporate Secretary

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

July 8, 2010

Minutes/Report

Meeting of the monthly Architectural Control Committee (ACC) was held on July 8th, 2010 at the pavilion of Lake Tallavana.

PRESENT: ACC Members –Pat Powell, Kimsey Helms, and Dorothy Ross.
THA Members –No other members

Approvals:

Mark & Susan Studley, 3375 Tallavana Trail, submittal for removal of near dead tree that is threatening to fall on house. The tree has a very poor root system.

Larry & Pat Runnels, 4203 Tallavana Trail, submittal for re-staining the house near to the existing color.

Pending:

Other ACC Issues: None

Respectfully submitted,

Pat Powell, ACC member
Typed by Debbie Robinson
Corporate Secretary for Tallavana Homeowners' Association