

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on June 13, 2006 at the Community Center behind the fire station, Havana, Florida.

PRESENT: Mike Mapstone, Mike Jefferis, Kimsey Helms, Joe Smyth and Bill Oswald, Board members, Debbie Robinson, Corporate Secretary. See attached list of others in attendance.

ABSENT: Tom Scott due to travel for work

The meeting called to order at 7:06 pm by Vice President, Mike Mapstone

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

Board Member Carolyn Tanner resigned from the Board effective today, June 13th, giving notice via a written letter.

MIKE JEFFERIS MOVED TO ACCEPT THE RESIGNATION OF CAROLYN TANNER. BILL OSWALD SECONDED THE MOTION. MOTION CARRIED.

The Board will appoint someone to fill the position until the January 2007 Annual meeting when the membership will vote on a person to fill the remaining term of two years beginning February 2007.

Approval of Agenda:

No revisions to the agenda.

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

Approval/Corrections of May 2006 Minutes:

Corrections were clarifications.

JOE SMYTH MOVED THAT THE MINUTES BE APPROVED AS CORRECTED. KIMSEY HELMS SECONDED THE MOTION. MOTION CARRIED.

Treasurer's Report: Mike Jefferis reported the total deposit for May was \$18,185.43, operating expenses of \$7,318.00, \$1,000 in major project expenses, checking account balance is \$2,831.11, Money Market balance is \$33,741.63 and the balance in CDs/Savings is \$269,825.66. The expenditures for May were routine with additional expenditures for attorney services and tree removal/landscape cleanup. The Major project expense was for the dam inspection.

JOE SMYTH MOVED THAT THE TREASURER'S REPORT BE ACCEPTED. KIMSEY HELMS SECONDED THE MOTION. MOTION CARRIED.

Delinquent accounts update:

1. Hanney: The approved payment proposal that was drafted by our attorney was sent to Mr. Chuck Hanney, Lot CC-18 for his signature. The signed payment plan has not been received yet. Mr. Hanney is paying per his agreement with THA.

2. Beckwith: The Beckwiths filed for bankruptcy last fall. Ken Abele is in contact with the Beckwith's attorney to seek a payment plan for past due assessments.

3. Gaines: Demand letters from Ken Abele were not picked up from the post office and since

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there has been no response from Mr. or Mrs. Gaines, Ken proceeded with filing a complaint in small claims court. The court date is not known as papers were filed last week.

4. Reed: Mrs. Reed contacted Debbie to go over the balance of her delinquent account. Mr. & Mrs. Reed are able to pay the past due assessments but in a written request, asked the Board to excuse the Late Fees of \$347.00 and Interest of \$307.50. Mr. & Mrs. Reed stated a hardship since MaryAnn has not been able to work due to health issues. Mr. & Mrs. Reed wrote that once their account was paid, they have every intention of keeping it current.

The Board discussed that in the past late fees have been excused in hardship cases, however, interest is not excused as the assessments that are not paid could be earning interest if deposited in the THA funds. There is no history of interest that is charged on past due assessments being excused.

MIKE JEFFERIS MOVED THAT THE LATE FEES OF \$347.00 BE WAIVED BUT THE INTEREST OF \$307.50 IS PAYABLE BY THE REEDS. BILL OSWALD SECONDED THE MOTION. MOTION CARRIED.

A payment agreement letter similar to Hanney's will be drafted for the Reeds to sign.

Correspondence/Phone Calls:

1. Mike Jefferis received a call from Leonard Whately regarding what appears to be a group of non-resident teenagers in the pavilion and lake area. When Mike went to investigate, the teens were gone. After a report from Betty Rawsthorne, Mike investigated the men's restroom and found the toilet loose from the floor. Mike will replace the wax ring and tighten the floor bolts. The next day, Mike encountered teens on ATV's in the pavilion area. They left when asked and it was determined that they gained access through the power line easement. Mike mentioned that we need to let security know about these incidents and be more diligent in patrolling now that school is out.

2. Joe Smyth received a call from a member asking if the lake gate valve was going to be opened in anticipation of the approaching tropical storm. It was determined that the lake did not need to be dropped however, Joe asked that the Board discuss the chain of command where lowering the lake is concerned. Joe did open the security gates in the case of a power outage.

BOARD REPORTS

Legal: Mike Jefferis

Mike met with attorney Ken Abele on Monday, June 12, to discuss various THA issues. Some of the issues have come to a point where Ken needs to meet with the Board as council to discuss the particulars and strategy of certain issues. Mike asked the Board for a convenient day and time for a meeting even if that meeting was a conference call. It was the general consensus of the Board that the week of June 19th would be possible for a conference call. Mike will send an email to coordinate the call.

A. Magnolia Court – The issue with Magnolia Court and the storm water retention ponds continues to be at a standstill. Ken Abele feels that the DEP is our best ally and does not want to press DEP for a decision on the responsible party for the task of repair and maintenance on the storm water retention ponds.

B. Lambert runoff – Update: Ken Abele has the paperwork ready to file a complaint against Mr. Lambert. Ken would like to discuss legal strategies with the Board members prior to filing, perhaps during a conference call. Ken said that the complaint could include a request for reimbursement of expenses for dredging the lake and cleaning the D-8 pond, expenses due to the runoff from the Lambert property.

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C. Roche shed – Update: Per the advice of Ken Abele, hold off on any action in this case until the ACC policies have been revised and approved.

D. Quail Court – The Board was presented with a written request from Linda Ritchie for the approval of Quail Court and that the Homeowners' Association takes over the maintenance of Quail Court. The road has been completed to the mutually agreed upon conditions on the original recorded plat dated June 13, 1997. There was a question from the Board concerning the ownership of the extension of Quail Court, the section that extends into Enchanted Forest. There is a recorded easement giving THA the right to enter Enchanted Forest development via Quail Court extension. The Homeowners' Association does not have title to the extension nor will it pay taxes on the extension.

MIKE JEFFERIS MOVED THAT THE TALLAVANA HOMEOWNERS' ASSOCIATION ACCEPT THE MAINTENANCE ON THE EXTENSION OF QUAIL COURT IN THE DEVELOPMENT OF ENCHANTED FOREST. KIMSEY HELMS SECONDED THE MOTION. MOTION CARRIED.

Linda Ritchie requested an official letter from President Tom Scott stating that the Homeowners' Association has accepted responsibility for the maintenance of Quail Court extension.

E. Park Brittle property – With the property behind the dam being placed on the market, there was concern about the water easement. The Tallavana Homeowners' Association is the successor in the water easement that was granted giving permission to maintain and repair the backside of the dam.

F. Soprano ACC violation – Mike Soprano did not pick up the certified letter that THA sent him nor has he returned the phone calls regarding the removal of trees in the buffers of his property. Although Mr. Soprano has replanted a few trees, some of them have been planted on the road right-of-way. The Board will ask Ken Abele to draft a letter to Mr. Soprano asking for written proof that his insurance company required the removal of the trees as Mr. Soprano claimed.

Member Relations: Mike Mapstone
No website report.

Plans are underway for the July 4th cookout and fireworks. The Board members will be doing the cooking. Mike Jefferis and Debbie Robinson are working on getting insurance for the event and the fireworks. Proof of license of the pyrotechnic is required before insurance can be purchased. The insurance is required before more fireworks can be purchased. Mike Mapstone has been in contact with Don Jones.

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

Mike Mapstone read a report from Tom Scott.

The Lake Management Committee held a meeting on June 4th at the Pavilion. Numerous committee members and interested parties attended. We had discussions concerning the lake water quality, potential solutions and the lake level issue. Our lake consultant, Sean McGlynn, will monitor the water quality with respect to the Lambert property (cattle operation and erosion) and the nursery/sod farm. Septic tanks are one of our major problems causing degradation to our lake. Discussions concerning a community sewage treatment system ensued. These will be followed up. The lake level was discussed. There is still no data that can verify the lake level at any level lower than the present level. Once again, I ask for any data that can establish a lake level different than that we currently have be provided to the Lake Management Committee.

Shoreline Restoration update – Dr. Sean McGlynn, our lake consultant, held a meeting following the Lake Management Committee meeting to discuss the restoration effort now that we have a DEP

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permit. There are a lot of uncertainties that we are trying to work out. One of these is the use of any rock in the restoration. DEP has now stated that we can use a rock and sand mix in restoring the shoreline. Restoration of the common area and the dam will begin as soon as possible. More answers are forthcoming.

D-8 Pond Restoration update – The permit is working through DEP. Mike Jefferis is asking Scott Matteo to begin the construction bids so that once the permit is approved, the bids can be adjusted according to the DEP permit and construction can begin at once.

Engineer Scott Matteo inspected the dam and the following recommendations were made in his report:

1. Remove all trees from the area around and above the downstream outfall pipe. Erosion around the downstream outfall pipe must be repaired and riprap placed around and downstream of the outfall pipe to carry storm water away from the area rather than let it swirl at the outlet of the pipe.
2. Stabilize with riprap the storm water runoff channel on the South end of the dam that begins at the Bloomquist's driveway and ends near the downstream outfall pipe.
3. Remove all trees from the lakeside face of the dam (brushes and wetland vegetation may stay).
4. Monitor on a regular basis a small saucer-shaped area on the landside toe of the dam near the middle of the dam that appears to be seeping. (Construct a maintenance access way to this area and the outfall pipe).

Some of the recommendations such as tree removal from the dam on the lakeside will be followed through during the shoreline restoration.

Lake Watch – Pat Powell: Pat reported receiving a call from Lake Watch in Gainesville regarding the seeking of funds to build a new facility. Lake Watch is currently spread out across the campus in Gainesville but would like to build a new facility that would include labs, plant and office in one building. Currently, Lake Watch continues to furnish all the equipment that Tallavana uses to test the lake water and Lake Watch drives to Tallahassee to collect the samples all without any expense to THA. Pat was told that if Lake Watch could raise half of the cost to build, the state would match the funds. Pat asked the Board for a \$1000 contribution to the Lake Watch building fund. The contribution would be returned if Lake Watch does not get the needed total to receive the matching funds.

MIKE JEFFERIS MOVED THAT THE TALLAVANA HOMEOWNERS' ASSOCIATION CONTRIBUTE \$1000 TO THE LAKE WATCH BUILDING FUND. KIMSEY HELMS SECONDED THE MOTION. MOTION CARRIED.

Pat would like to schedule Lake Watch for the upcoming weekend providing there is no rain.

Security: Reported by Joe Smyth

It was reported that Scott Ivey worked 20 hours for the Association in May and another 16 hours on duty with the Gadsden Sheriff's Department. Scott performed 13 vehicle stops and 55 house checks. Billy Kemp worked 12.5 hours in May. He issued 2 warnings for undersized fish and made one arrest for over the bag limit.

Gate: No problems. Was opened in anticipation of a power outage during a tropical storm.

Roads, Grounds & Dam: Kimsey Helms and Mike Jefferis

Kimsey reported that Marc Cocke would be mowing about every 2 weeks. There will also be

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some repair to the dirt roads as soon as they dry out. There is an imbalance of materials in some places and will be corrected.

a. Safety/Speed signs – Mike Jefferis will check with PSA regarding FDOT regulations and pricing for speed and curve signs. There was discussion that we might want to have 3-4 dangerous curve signs posted along Tallavana Trail at some of the more dangerous curves.

b. Lincicome easement fence proposals – Mike reported that we received a proposal from Florida Fence & Deck but we have not received a proposal from Premier Fencing after numerous requests. The proposal from Florida Fence & Deck is \$5,667. There was discussion on whether to wait for the other proposal stressing that time was of greatest importance to get the fence in place.

JOE SMYTH MOVED TO ACCEPT THE PROPOSAL FROM FLORIDA FENCE & DECK AND MOVE FORWARD ON THE FENCING. KIMSEY HELMS SECONDED THE MOTION WITH THE CONTINGENCY THAT THE ASSOCIATION IS IN RECEIPT OF THE SIGNED AGREEMENT BETWEEN MRS. LINCICOME AND THE ASSOCIATION. MOTION CARRIED.

Past Board Member, Don Magruder reminded the Board that Jack Harnett is the attorney of record regarding the Lincicome easement dispute and that Harnett, Abele and Stivers needed to work together for a resolution.

Kimsey asked to see if Florida Fence & Deck would hold their bid for 90 days.

c. Paving proposals – Kimsey reported that he has to work up the bid packages.

d. Culvert replacements – The culvert near 3000 Tallavana Trail has been replaced. A culvert on Hickory has also been replaced with 4 more culverts to go. Some of the culvert replacements on Hickory will go slow due to the hand digging that will have to be done around the utilities.

e. Repairs to the dock at the pavilion were to begin today but were postponed until tomorrow due to rain. Jack's Docks & Decks will have the repairs done by July 4th.

COMMITTEE REPORTS

ACC:

Per email from Tom Scott, ACC member Charles Norvell is nominated as Chairperson for the ACC. In his email, Tom asked that the Board consider Charles by vote.

MIKE MAPSTONE MOVED TO ACCEPT THE NOMINATION OF CHARLES NORVELL AS CHAIRPERSON FOR THE ACC. MIKE JEFFERIS SECONDED THE MOTION. MOTION CARRIED.

Also, per email from Tom Scott, as President, that the Board will return to the ACC the making of decisions on submittals and the Board will serve as the review for complaints. This is effective as of this meeting, June 13, 2006.

a. ACC Approved Submittals:

a.1. Wayne Tate, 20 Audubon Drive, submittal for colors and stone for house under construction. Colors are ACC accepted, house was previously approved.

a.2. Chris & Alison Hargus, 3375 Tallavana Trail, submittal for removal of trees for new drain field. Some trees had to be removed from the buffer and the ACC required 10 native trees be replanted in the buffer. A list of native trees was attached to the Hargus' copy of the ACC approval form. The trees

are to be planted within one month of completion of the drain field.

a.3. Brian & Whitney Fletcher, 720 Hickory Lane, submittal for a new house, 2,665 square feet. Colors are ACC accepted except the roof color is pending upon receipt of roof sample and will be reviewed at July meeting. No trees to be removed within the buffer.

a.4. Greg & Melanie Shields, Lot A-33, Tallavana Trail, submittal for a new house, 2,187 square feet. House is prefab construction. Colors are ACC accepted. No trees to be removed within the buffer.

Details of the ACC report are attached to the minutes for the record.

The ACC and Board had previously approved a submittal by Donnie Gordon, 235 Mason Drive, for a garage. The ACC had approved their plans but the assessments were not current. The assessments are now current and the ACC has given the okay to build.

Bravo shed – The Bravo's, 2405 Tallavana Trail, moved a shed from the rear of the property to the front of the house. The Bravo's were told that this is an ACC violation; they asked if they could surround the shed with shrubbery. Charles is to meet with them tomorrow morning to discuss moving the shed back to its original location. Also, there will be discussion if the shed meets county codes as there is electricity running to the shed and it exceeds normal shed size.

b. Section 200, ACC Guidelines – Postpone until Board and Attorney Ken Abele review.

Policy Committee: No report.

OLD BUSINESS

1. Liability Insurance – Mike Jefferis reported that Doug Croley, our insurance agent, would be at the July meeting to discuss the various issues of the HOA insurance. Our current carrier, Nationwide, will not renew our policy when it comes due in October. Doug has had to search 2-3 different companies for the various types of insurance involved with a homeowners' association including property, liability, professional and events. THA is somewhat unique with the lake, dam, private roads and playground. Doug will discuss our options at the July meeting.

As previously discussed in the Lake Report, there are some repairs that need to be done on the dam. Mike will discuss the repairs with Scott Matteo and ask Scott to begin the bid process.

2. Deer Pass Survey –Thomas Skipper has completed the survey for Deer Pass and is in the process of drawing up the map to distinguish what is owned by THA and the individual homeowners on Deer Pass.

NEW BUSINESS

1. Sign for "Pavilion Reserved"- Debbie asked the Board if they would consent to the purchase of a sign that would indicate when the pavilion is reserved. The Board suggested that the sign could have an area of dry erase material to state the date and time. It was the consensus of the Board that Debbie proceed to have a sign made for that purpose.

Debbie reminded the Board and the attending members that she will be out of town from June 17th thru the 24th and asked which Board members would like to receive the calls in her absence. Debbie will leave a message on her answering machine that the THA office is closed and to call Mike Jefferis or Joe Smyth in the case of an emergency.

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With no further business, meeting was adjourned at 9:35 p.m.

Respectfully submitted,

Debra Robinson
Corporate Secretary

THA ACC APPROVED SUBMITTALS REPORT June 13, 2006

The ACC approved the following submittals June 6, 2006:

1. Tate, Wayne and H. Shroder Construction, 20 Audubon Dr. colors and stone for the new house he is building. Stone: 2 colors – light tan and light gray; primary color: “Barrel” (light moss green); trim: “Fig” (dark moss green); front door: dark cranberry; shingle: gray. (house previously approved) Dues are current.
2. Hargus, Chris and Alison, 3375 Tallavana Tr. New drain field. Previous (1.5 years old) field failed due to crushed pipes. 23 trees were removed in preparation for the new field; however, the permit placed the field in a different location than anticipated by the owners. Many of these trees were removed from the buffer, therefore the ACC is requiring 10 native trees be replanted in the buffer. The number and height and deciduous, evergreen and specifically one live oak are specified. A list of native trees is attached to the Hargus’ copy of the approval form. The trees are to be planted within one month of the completion of the drain field. Dues are current.
3. Fletcher, Brian and Whitney, 720 Hickory Lane, new house plans. 2,665 square feet h/c, with driveway. Colors: Primary – canyon view (tan), trim – ranch acres (cream), shutters – black. Roof was requested to be “galvalume” dull silver metallic. House and colors were approved but roof approval is pending up one receipt of roof sample – to be reviewed at July meeting. Approval requires the septic permit to be submitted as soon as it is received. No trees will be removed within the buffer. Dues are current.
4. Shields, Gren and Melanie, lot 33A Tallavana Trail, new house plans. 2,187 square feet h/c, with driveway, deck and sidewalk. Prefab construction, hardie board, by Seminole Truss. Back left corner of house is close to the side buffer. Colors: Primary – pony tail (tan), trim – snow storm (white), shutters – black, front door – black, roof – black, art. Shingles. Approval requires the septic permit to be submitted as soon as it is received. No trees will be removed within the buffer.

Charles Norvell, Chairperson, ACC