

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on June 5th, 2007, at the Havana Public Library in Havana, Florida.

PRESENT: Tom Scott, Mike Mapstone, Mike Jefferis, 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 called to order at 7:00 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. ROB COMBS SECONDED THE MOTION. MOTION CARRIED.

Approval/Corrections of May 2007 Minutes:

No corrections.

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

Treasurer's Report: Mike Jefferis reported the total deposit for May was \$11,658.78, routine operating expenses of \$8,403.38, \$3,825.93 in major project expenses, checking account balance is \$1,445.47, Money Market balance is \$5,042.25 and the balance in CDs/Savings is \$160,307.65. Routine expenses include administration expenses, routine maintenance mowing and maintenance to dirt roads. Major project expenses included partial payment for culvert work on Hickory and work done behind the dam.

We have two CD's that will mature the end of June. One CD will be closed and used to pay outstanding invoices from Peavy for shoreline restoration and from Cantrell Excavating for culverts on Hickory. The other CD will be rolled over into two smaller CD's.

Delinquent accounts update: No report.

Correspondence/Phone Calls:

1. Kimsey reported receiving complimentary comments on the test area on Hickory. There were several complaints about the dust so Kimsey had sand spread in a test area. Positive comments include less dust and the slow down of traffic. The test area has yet to be observed after a hard rain.
2. Tom received several calls regarding individual shoreline restorations.
3. Tom received a phone call at 12:30 a.m. on Monday from a member reporting a tree down across Tallavana Trail somewhere between 1423 and 1531. Tom pulled the tree off the road as much as possible and trimmed some of the limbs. Marc Cocke was called around 8:00 a.m. to remove the tree.
4. Mike Mapstone received a call from Buddy Chester who owns a lot on Magnolia Court that is adjacent to 4104 Tallavana Trail. Mr. Chester has previously reported buffer issues with the lot at 4104 Tallavana Trail. There is a propane tank in the back buffer of 4104 Tallavana Trail close to the back property line of Mr. Chester's on Magnolia Court. Mr. Chester expressed disappointment in the Board for not taking

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action or enforcing the buffer issue. Mr. Chester was told previously that the County can enforce buffers and that he should contact them. Neither Mr. Chester nor the Association has contacted the County regarding this issue. Tom asked that Mike and Mark Palmquist look into this. The propane company should be contacted to see if there is a better location for the tank. The county should be contacted to see if the tank in the buffer is an ordinance violation. If there is no better location and there is no county ordinance violation, then there may be little that can be done.

5. Debbie received a call a couple of weeks ago, late on a Saturday night, regarding the entrance gate not working. Debbie and Gary went down to the gate to do a temporary fix until Bill could look at it. Robinson's did not want to call Bill to the gate at midnight.

BOARD REPORTS

Legal: Mike Jefferis

A. Magnolia Court – There is no change to report.

B. Lambert runoff – Update: The opposing side has received our responses and our questions and we are now waiting for a response from them and a court date. Mike Jefferis offered to continue helping with the Lambert case as long as time permits. Mike will sit with the new legal liaison to bring them up to date. (Mike Jefferis has resigned as Board Member and Legal Liaison)

C. Lincicome easement agreement – Attorney Stivers no longer represents Cindy Lincicome. Our letters and phone calls to Mr. Stivers had gone unanswered then Mr. Stivers informed us that he could not get responses from Cindy Lincicome and no longer represents her. We will ask our attorney, Ken Abele, to ask Mr. Stivers to state in a letter that he no longer represents Cindy Lincicome so that we may then ask the judge to dismiss the case. If the case were to be dismissed, the Association would be back to the original easement.

If we are to retain the original easement then we will ask Ken to obtain a court order that the Association may remove the fence that is blocking our easement to the lake. It was suggested that since the property is in foreclosure, that the bank be notified of the original easement to prevent the next owner blocking access to our legal easement to the north end of the lake.

Member Relations: Mike Mapstone

Mike reported that the web site had 264 visits in May.

A workday was scheduled for Saturday, June 23rd, to build fish attractors from pallets that have been made available. The workday is to begin at 8:00 a.m. with a fish fry for lunch. Bill Oswald will be head chef. Materials for the attractors are to be purchased prior to the 23rd.

Kimsey reported that the supplier for the cypress trees has backed out. It was voted at the May meeting to purchase cypress trees for planting along the shoreline. It is uncertain if we will find another supply or make a purchase.

July 4th – The cookout is a definite activity. The fireworks are pending as the State has the final say if fireworks will be allowed. The insurance for the event will be covered as soon as we know if we can get a permit for the fireworks.

Lake Management: Tom Scott & Bill Oswald

Shoreline Restoration update – There are still a few homeowners finishing their shorelines. We are starting a list of members who wish to be included in the next group to be added to the permit. We need between 10 –15 names before we submit the addition to the DEP. Each time we add to the permit, it

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costs the Association \$250.00, therefore, the desire to include as many homeowners as possible. The next possible draw down for shoreline work will be in the winter.

The topic of trees and old wood being disposed in the lake was discussed at the May meeting. Tom asked Bill Oswald to check on the debris while carp shocking. Bill reported that there appears to be no problems.

D-8 Pond Restoration update – DEP is still asking questions and the 90 day period has not yet started.

The D-8 pond does need cleaning. Kimsey will seek quotes and have the D-8 pond cleaned hopefully before a lot of rain.

Lake Watch – Pat Powell: Lake Watch is suspended until the lake level returns.

Bill reported that 129 carp were harvested in May. As instructed by Tom, Bill checked for roe, finding approximately 2/3's of the carp still holding their eggs.

Security: Rob Combs

Rob reported that Scott Ivey worked 20 hours for the Association in May and another 20 hours on duty with the Gadsden Sheriff's Department. Scott performed 26 vehicle stops and 70 house checks. Scott has also been checking some of the boats.

Rob will continue working on replacing the security position left vacant by Billy Kemp. Billy was able to refer interested parties and Rob will be securing resumes for review.

Gate: Minor repairs and adjustments.

Roads, Grounds & Dam: Kimsey Helms and Mike Jefferis

Kimsey reported that Marc will continue with mowing as needed and will grade the dirt roads if we get rain. It is possible that another test area will receive sand, this time on a slope to see how it holds during a rain. The sand does work on the flat roads as tested on a small area of Hickory.

Culvert work is finished for 2007 and possibly for the next 5 years unless a culvert collapses.

Work is finished on the dam shoreline; a guardrail will be installed next week. It was suggested that we consider a guardrail for the backside of the dam during budget development.

COMMITTEE REPORTS

ACC:

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

Approved submittals: Earl & Page Mills, 3801 Tallavana Trail, submittal for a fence. Debbie Lamarch, 265 Deer Pass, submittal for in ground pool. John Stuhl, 2171 Tallavana Trail, submittal for workshop.

A submittal from Warren & Faith Jones, 2539 Tallavana Trail, is pending; more information is needed. A submittal from Turners at 180 Magnolia Court was received day of the ACC meeting, which could not be approved until the ACC had time for a site visit.

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

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Concerning the Bravo shed – Mr. Bravo was in attendance of the Board meeting and addressed the Board concerning his shed. Mr. Bravo said that he would move the shed back to its original location as previously approved by the ACC.

Governing Documents Review Committee – Linda Ritchie

Linda reported that the ACC will use Section 200 as guidelines and there is no need for further review at this time.

OLD BUSINESS

1. Normal Lake Level Update – The lake level is returning slowly due to the lack of rain. There was no discussion on the level the lake should be maintained once it returns to normal pool.

2. Cypress trees/schedule workdays – Since the supplier backed out, there are no trees to plant.

Tom read portions of the Annual Fish report at the last meeting. Debbie Robinson reported that she scanned the report and saved in pdf format so that it will be available on the web site.

NEW BUSINESS

1. D. Jones/DEP issue – Members Don Jones and Harold Griffin restored their shorelines but were not included in the Association DEP permit. Member Mike Mapstone inquired to the DEP if Jones and Griffin had their own DEP permit as stated by Mr. Jones. It was determined that the two members did not have a DEP permit to do the shoreline work and as a result were fined by DEP. Don Jones claims that his permit is with the Corps of Engineers. Board Member Neil McDonald was on site when the inspector visited Don Jones and Harold Griffin. According to Neil, the inspector was there as a result of the letter received questioning if a permit had been retained for the work being done. The inspector proceeded to inspect both projects, “approved” both projects, but since they were done without a DEP permit, the property owners would be fined.

Discussion continued about what the inspector thought our DEP permit should have included and his thoughts on the project as a whole. Tom explained that obtaining our permit was a very complex process. Several DEP regulators were involved, some saying we could do one thing and others saying differently. Our permit was passed between Tallahassee and Pensacola. In trying to help the members of the Association, the Association put itself in a difficult position when allowing individuals to be listed on the Association permit. The Association was issued a permit only to ask that it be amended. Tom reminded us that the site inspectors are not the regulators who set the standards and review the permit applications.

Tom asked that if we have a neighborhood wide project in the future, that issues be discussed neighbor to neighbor then to the Board; the Board will discuss the issue and only 1 member of the Board will act as representative of the Association. It is unfortunate that the issue with Don and Harold was done in a disorderly fashion and Tom hopes that this will not happen again. Mike Jefferis reminded attending members that when they do shoreline work without a permit, they are compromising the entire neighborhood. We hope to continue on the good side of DEP in order to add additional members to the permit so that they too have a chance to restore their shoreline.

There was discussion about emergency issues and Tom asked if anyone would be interested in rejuvenating the ESO.

Per Neil, Talquin tree service will begin trimming next week. Any vegetation threatening Talquin lines will be cleared.

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Last item of business – Since Mike Jefferis is moving, the use of his generator on the carp shocking boat will no longer be available. Since next week is tax-free on hurricane preparedness items, it was decided that it would be a good time to make our purchase.

MIKE JEFFERIS MOVED THAT THE ASSOCIATION PURCHASE A GENERATOR NOT TO EXCEED \$750.00. NEIL MCDONALD SECONDED THE MOTION. MOTION CARRIED.

With no further business, meeting was adjourned at 8:53 p.m.

Respectfully submitted,

Debra Robinson
Corporate Secretary

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

June 5, 2007

Minutes/Report

Meeting of the monthly Architectural Control Committee (ACC) was held on June 5th, 2007 at the Havana Public Library in Havana, Florida.

PRESENT: ACC Members – Mark Palmquist, Pat Powell, Linda Ritchie, Virginia Everett and Earl Mills. THA Members – Mike Jefferis, Neil McDonald and Corporate Secretary, Debbie Robinson

Approvals:

Earl & Page Mills, 3801 Tallavana Trail, submittal for fence. Fencing three sides of a 12' X 15' area to shield boat and yard equipment. Materials will be treated lumber. Height from ground to top of fence will be approximately 70" and additional 20" to the top of the posts. The fenced area will not be visible from the street. Earl Mills, ACC member, abstained from ACC review and approval.

Debbie Lamarche, 265 Deer Pass, submittal for in ground pool. The in ground pool is 14' x 28', vinyl. A 4' cedar fence will be built around the pool. No trees will be removed. Final plans of the pool are to be submitted for the ACC file. ACC asks that the pool must meet all county construction and safety code requirements.

John Stuhl, 2171 Tallavana Trail, submittal for workshop. Workshop to be added to existing garage/carport. Workshop will be wood structure built to match existing house and blend with existing structure that it is being attached to. Size of workshop to be 6' x 19' (144 sq. ft)

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.

A submittal for fencing was received on the date of this meeting. Submittal is from the Turners at 180 Magnolia court. No trees are to be removed; fence to be 5 – 5-½ ft high. ACC to make site visit before approving.

Other ACC Issues:

No other ACC issues at this meeting.

Respectfully submitted,

Debbie Robinson
Corporate Secretary for
Tallavana Homeowners' Association

Approved