

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on June 10th, 2008, at the meeting room of the Havana Library, Havana, FL.

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

ABSENT: None

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

KIMSEY HELMS MOVED TO APPROVE THE AGENDA AS WRITTEN. TOM SCOTT SECONDED THE MOTION. MOTION CARRIED.

Approval/Corrections of May 2008 Minutes:

No changes.

LARRY JONES MOVED TO APPROVE THE MINUTES AS WRITTEN. TOM SCOTT SECONDED THE MOTION. MOTION CARRIED.

Treasurer's Report: Rick Kornmeier reported the total deposit for May was \$4,945.00, routine operating expenses of \$8,424.95, \$17,875.36 in major project expenses, checking account balance is \$370.96, Money Market balance is \$34,162.61 and the balance in CDs/Savings is \$118,787.15.

Rick reported the majority of the routine expenses included mowing and secretarial/bookkeeping. The major project expenses were for the 12-pipe spillway repairs and the culvert replacement under the intersection of Tallavana Trail and Tallavana Trail. 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. BILL OSWALD SECONDED. MOTION CARRIED.

In this point of the meeting, President McDonald thanked Cheryl Roberts for the refreshments she has provided in the past and thanked Rick Kornmeier for his continued service on the Board in spite of ongoing health issues.

Correspondence/Phone Calls:

1. Neil McDonald reported that he has received many phone calls but would not itemize.
2. Rob Combs received a phone call from a member on Deer Pass concerning the use of golf carts in Lake Tallavana. It was discussed that although our roads are private, there may be some laws to consider. We may need a special permit to allow golf carts to share the road with the existing traffic in Tallavana. Debbie mentioned that we should check with our insurance agent concerning the liability of allowing golf carts to share the roads with the type of traffic in Tallavana.

ROB COMBS MOVED THAT WE LOOK INTO THE INSURANCE LIABILITY CONCERNING GOLF CARTS ON LAKE TALLAVANA ROADS. KIMSEY HELMS SECONDED THE MOTION. MOTION CARRIED.

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President McDonald said that if there would be an increase to our liability insurance costs by allowing golf carts then we would go no further in researching what we have to do to allow golf carts.

3. Rick Kornmeier mentioned the letter that the Board members received from Reston Association president. Neil said that we would cover that later in the meeting under Emergency exit plans.

4. Member Pat Powell reported receiving a phone call from a member who followed a truck into the subdivision and down to the lake. It was obvious to the member that the trespassers were planning on fishing. The member reported to Pat that she told the men to leave the subdivision. The member reported this incident to Pat to request that we step up the security at the lake. It was the consensus of the Board that Rob contacts Mike Fish that he might spend more time at the lake in order to discourage trespassers.

BOARD REPORTS

Legal: Neil McDonald and Rick Kornmeier

A. Lambert runoff – There has been no action since the site visit in April. Since we have a lawsuit against Mr. Lambert on file, Tom suggested that Neil contact Ken Abele to see if there is anything going on or what our next step should be.

B. Heidenreich/Magnolia Ct. & Pine Top Ct. –Neil reported that there are no new developments and given the current real estate economy, he doubts that Mr. Heidenreich would be working on Pine Top in the near future.

Member Relations: Tom Scott

There were 898 visits to the website in May.

a. July 4th Social: The factory where our fireworks have been purchased in the past blew up and burned down. Our resident pyrotechnic, Don Jones, had a permit that was specific to purchasing fireworks at that particular factory. Don does not have enough time that would allow him to acquire a new permit giving him the ability to purchase from another factory. To hire another pyrotechnic would cost at least twice as much.

The cookout is still scheduled for Friday, July 4th, beginning at 6:30. Bill Oswald has volunteered to fix chicken this year instead of hamburgers and hot dogs. Members are to bring a covered dish or dessert. The Association will furnish the chicken, drinks and table service.

There was discussion regarding notification to the general public that there would be no fireworks this year, as there are many non-resident families that have come to enjoy our fireworks. Rick Kornmeier said that he would contact the local papers to submit a press release.

Lake Management: Tom Scott & Bill Oswald

a. Carp report – Bill reported that the carp boat has a lot of scum on the bottom and needs cleaning in order for the best performance from the shocking equipment. Rick said that he would look into getting a boat trailer that we can borrow so that the shocking boat can be removed from the water and cleaned.

b. Weed control update – Bill said that the weeds would be sprayed tomorrow, Wednesday, beginning at 7:30 a.m. The spraying will be done from an airboat, which will allow spraying to be done into the creeks as far as Tallavana property goes. The weeds to be sprayed are salvinia, pennywort, water hyacinth and alligator weed.

Tom reported that the current lake level is 2” below the lip of the overflow and there are chances for storms the next few days. Neil will be opening the gate valve to drop the lake 9”-12” to allow some

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leeway for additional rain. Tom and Neil emphasized that it is vital that no water go through the 12 overflow pipes until the area beyond the 12 pipes is repaired. As discussed at the May Board meeting, the standpipe has not yet been cut. Bill said that the lake would have to be lowered even more before he could get to where he needs to cut the pipe.

Concerning the water quality meter – Tom said that he has a tech at work that is currently attempting to make the needed repairs. Tom has purchased some parts in hopes that the meter can be repaired for a considerable savings however, if the repair attempts do not work, the meter will have to be sent in.

Lake Watch – Pat Powell: Pat said that Lake Watch couldn't be scheduled as long as the lake is down.

Security: Rob Combs

Rob reported that Scott Ivey worked 20 hours for the Association. Scott reported 18 traffic stops and 78 house checks. Concerning speeders, Scott Ivey does give warnings but will write citations if need be. Mike Fish worked 20 hours in May. Rob said that he would ask Mike to patrol more at the lake.

Gate: Bill reported the gate parts have been received and installed.

Roads, Grounds & Dam: Kimsey Helms & Larry Jones

Kimsey reported that he installed the street signs that were missing and replaced the signs that were near deterioration. He also reported that he has the closing mechanism to fix the door on the women's restroom.

Kimsey reported that Marc is mowing and grading the dirt roads as needed.

a. 12-Pipe Emergency Spillway update: Neil reported that NRCS has sent our grant application to Washington, D.C. He also reported that the county has agreed to be our sponsor for this grant. Neil said that the Association is responsible for a matching amount of \$75,000.

A question came up of how much notice we would receive in order to have our portion of the grant available. Neil said that with the paperwork in D.C., it could not be determined. He went on to say that hopefully we can get NRCS to draw the plans, send out bid forms then the county will be in charge over the project. Neil said that the Water Management District will approve the plans but the Association will be in charge to maintain the 12-pipe emergency spillway once repairs are complete. Neil mentioned that the grant includes funds for beautification of the spillway area.

Tom reported that Sean has submitted our DEP 319 grant. Our expense of \$75,000 for the grant to repair the 12-pipe spillway can be used as part of our matching funds for the 319 grant. Funds from the 319 will come directly to the Association. A government sponsor is not required.

b. Spillway update – Neil reported that there would be a meeting on Saturday, June 14th beginning at 9:30 a.m. The original contractor for the dam, Billy Ray Hitson, would be present as well as a couple of people from the county. Discussion will be on the construction of the dam and possible repairs.

c. Emergency exit plans – Neil said that there would be no discussion on this topic, that he has turned this issued over to the county and is waiting to hear from them. It is now up to the county but has heard nothing from the county.

Member Gordon Patton asked if the county is going to determine the placement for the emergency road. Neil responded by saying that the Emergency Management Department was going to pick the site then get with Reston and Tallavana to discuss the plans.

COMMITTEE REPORTS**1. ACC:**

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

Approved Submittals:

Cathy Goodman and Bobby Boatright, submittal for removal of diseased pine trees.

Jim and Pat Powell, submittal for removal of dead trees.

Charles and Darlene Williams, submittal for removal of dead tree from buffer on adjoining property.

Lance and Linda Ortiz, submittal for removal of dead tree.

Johnny and Mary Nall, submittal for deck over water.

b. Other ACC business – None.

See full report attached to the minutes.

2. Lake Management Committee: Diane Sheffield reported that the grant application for the DEP 319 is in. Sean has the GIS mapping done and Diane would like to schedule a meeting for Sean to present the GIS mapping. Next the committee should begin planning BMP (Best Management Practices) projects such as vegetating rain ponds to allow the rain to seep in the ground before it gets to the lake. Sean will continue working on the application for the Florida Forever grant, which can be used to remove the muck from the lake. Sean will be using sonar equipment to measure the amount of muck that should be removed.

Kimsey supplied a list from a nursery that could supply bare root trees. He indicated that we had to place our order soon but the trees would not be delivered until cooler weather this fall.

3. Budget Committee: The Budget Committee met on May 20th at the pavilion. Debbie summarized the meeting reporting that we are still waiting for reports from several of the projects. The committee did discuss our options for funding the \$75,000 for the grant and we will begin looking at adjusting the spending plans at our next meeting. The next meeting is scheduled for Tuesday, June 17th at 7:00 p.m. at the pavilion. Debbie reported that she would be updating the 10-year model with estimated expenses for 2008 so that the committee can begin reviewing the model for the balance of 2008 and beyond.

OLD BUSINESS

No old business.

NEW BUSINESS

No new business.

With no further business, meeting was adjourned at 8:29 p.m.

Respectfully submitted,
Debra Robinson
Corporate Secretary

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

June 3, 2008

Minutes/Report

Meeting of the monthly Architectural Control Committee (ACC) was held on June 3rd, 2008 at the pavilion of Lake Tallavana.

PRESENT: ACC Members –Pat Powell, Virginia Everett, Jim Grantham, Linda Ritchie and Alternate, Linda Ortiz.

THA Members –Jim Poss and Rod Pigott. Corporate Secretary, Debbie Robinson.

Approvals:

Cathy Goodman and Bobby Boatright, 2472 Tallavana Trail, submittal for removal of 10-12 diseased pine trees.

Jim and Pat Powell, 2423 Tallavana Trail, submittal for removal of 5 dead trees. The trees are in the buffer near the lake. The trees are to be removed before they fall into the lake. Pat did not participate in the approval of this submittal.

Charles and Darlene Williams, 4104 Tallavana Trail, submittal for removal of dead tree from the buffer on adjoining property. Although the tree is on the neighbor's property, it is leaning towards the Williams' home. ACC obtained a letter from the adjoining property owner, Tom Burke, giving Mr. Williams permission to remove the large, dead pine tree.

Lance and Linda Ortiz, 2638 Tallavana Trail, submittal for removal of large, dead tree located near their home. Linda did not participate in the approval of this submittal.

Johnny and Mary Nall, Lot A-81, submittal for deck over water. Nall's provided site plans and detailed written plans for ACC review.

Pending: Nothing to report.

Other ACC Issues: No other ACC issues to report.

Respectfully submitted,
Debbie Robinson,
Corporate Secretary for Tallavana Homeowners' Association