

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on Tuesday, June 9th, 2009 at the meeting room of the Havana Library, Havana, FL.

PRESENT: Linda Ritchie, Earl Mills, Rob Combs, Neil McDonald, Tom Scott and Larry Jones, Board members, Debbie Robinson, Corporate Secretary. See attached list of others in attendance. (Board Member Rick Kornmeier passed away on May 31, 2009)

ABSENT:

The meeting was called to order at 7:00 pm by President, Linda Ritchie.

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

Approval of Agenda:

No additions or revisions.

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

Special Speaker: Scott Ivey

Due to the increase of break-ins in the area including one on Mason Drive, Scott Ivey was invited to speak to the Board and attending members about being more aware in our neighborhood. The group that was thought to be guilty of the break-ins was caught last week. The break-in on Mason Drive was the first in our community for some time.

Scott advised that when we are home, we should look out for suspicious activity, especially around a neighbor's home who we know may be at work or out of town. We should be aware that our neighbors may not be home if there is more than one newspaper in the drive or if their garbage cans remain on the curb days after our normal pickup. Scott said that he will take the papers and garbage cans up to the home when he notices these things. He reminded us that even when we are gone, it is best to have the appearance that someone is home. When a member is planning to be out of town, they can call Scott and he will keep an eye on their property in their absence.

Scott reminded members that they should have Tallavana decals on the back of their mirrors. He has had several reports of vehicles parked at the boat ramp that do not have stickers. After running the tag numbers, it was found that most of the vehicles belong to Tallavana residents.

Scott concluded that our best protection is a matter of being aware of what is going on in the neighborhood and reporting strange activity.

Approval/Corrections of May 2009 Minutes:

Clarification.

TOM SCOTT MOVED TO APPROVE THE MINUTES AS CORRECTED. NEIL MCDONALD SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Treasurer's Report: Debbie reported the total deposit for May was \$7,215.00, routine operating expenses of \$9,674.33, major project expenses of \$7,983.78, checking account balance is \$960.48, Money Market balance is \$12,872.42 and the balance in CDs/Savings is \$53,738.21. The separate account for the 12-pipe spillway repair has a balance of \$9,304.07 after the final payment to Gadsden County.

The major project expenses include payment to the county for our final portion of the 12-pipe spillway construction and for continued TMDL testing and analysis as contracted with McGlynn Laboratories. There were no other questions or comments regarding the expenses for May.

TOM SCOTT MOVED THAT THE TREASURER'S REPORT BE ACCEPTED AS GIVEN. NEIL MCDONALD

SECONDED. THERE WAS NO OPPOSITION, MOTION CARRIED.

Grant Fund Transfer - Now that the 12-pipe spillway repair project was complete, Debbie asked the Board to approve the transfer of the balance of the grant fund account to the money market account and to close the special grant fund account.

TOM SCOTT MOVED THAT THE SEPARATE ACCOUNT FOR THE 12-PIPE SPILLWAY REPAIRS BE CLOSED AFTER THE TRANSFER OF FUNDS TO THE MONEY MARKET ACCOUNT. LARRY JONES SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Delinquent assessments – Debbie reported that letters were sent to 16 members informing them that they had 45 days to pay their delinquent balance or a lien would be filed against their property. The total past due balance of the 16 delinquent members is \$19,702. These 16 members are over 4 quarters past due. There are also a couple of bankruptcies and 3 foreclosures whose past due balances are not included in the above mentioned amount. There are also several members that are 2-3 quarters past due.

The letter stated that the member may make a written request to the Board for a payment arrangement. One of the 16 sent an email to Debbie; copies of the email were distributed to the Board members only. The respondent indicated that they filed Chapter 13 but then further down in the email, it was indicated that they were going to withdraw their bankruptcy claim and start foreclosure proceedings. From the email, it was hard to determine the exact financial position of the homeowner. There was discussion about the contents of the email and what the Board could legally do at this point. If indeed a bankruptcy was filed, the Association was not given notice and most likely not named as a creditor.

NEIL MCDONALD MADE A MOTION TO HAVE OUR ATTORNEY, KEN ABELE, RESEARCH TO SEE IF THE PROPERTY IS IN BANKRUPTCY. IF IT IS, THEN THA WILL TURN THIS ACCOUNT OVER TO KEN. IF THERE IS NO BANKRUPTCY FILED, THA WILL FILE A LIEN AT THE END OF 45 DAYS. TOM SCOTT SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Correspondence/Phone Calls:

1. Debbie reported on a letter from the University of Florida concerning LakeWatch. Currently Tallavana does not pay for the materials and analysis reports provided by the UofFL for LakeWatch. It is the LakeWatch data that keeps Lake Tallavana on the list of impaired bodies of water which in turn, gives us grounds for possible grant money to clean up the lake. Due to the state budget cuts, the LakeWatch program will have to reduce the number of water bodies serviced.

There was discussion about the importance of LakeWatch in regards to Lake Tallavana. The annual cost to Florida LakeWatch to perform all their services for Lake Tallavana is \$3,600. The University is seeking funding to maintain the current LakeWatch services. Some members expressed the need for LakeWatch to continue at Tallavana and would agree to help fund some of the services; other members were against funding any studies done on the quality of the lake. Ultimately, it was decided that the Budget Committee should consider if there is anything that we can contribute to LakeWatch and advise the Board accordingly.

2. Linda Ritchie received an email from Pat Peters who asked about new flood zones for Lake Tallavana. Pat was told by her mortgage company that her home is now in a flood zone. Linda said that she would check with the Northwest Florida Water Management District to see if they had an updated FEMA map of flood zones and if/or what it would mean for some homeowners in Tallavana.

3. Linda received a call from Cameron Wood regarding the creek between his and Mr. Sirmons property across from the D-8 sediment retention pond. The type of repairs needed to handle the erosion is beyond Mr. Wood's and Mr. Sirmons' budget but the Association does not have a drainage easement across their properties that would put the responsibility for repairs with the Association. Linda advised Mr. Wood to contact the regulatory agencies concerning wetlands to see what type of repairs he would be allowed to do.

4. Neil McDonald received a phone call from Butch Parrish regarding the grass on the sides of the dam. Neil said he would cover this under Roads, Grounds and Dam.
5. Larry Jones reported several phone calls regarding the break-in on Mason Drive.
6. Rob Combs received a phone call asking if there were fireworks for July 4th. There will be no fireworks. Don Jones did not renew his pyrotechnic license and it would cost \$6,000 - \$10,000 for another party to provide the same show that we've had in the past.

BOARD REPORTS

Legal: Linda Ritchie

Linda mentioned we will be working with Ken on bankruptcy issues and some delinquencies.

Ken is reviewing the original Restrictive Covenants which cover the entire 1,000 plus acres. The original documents covered property that goes all the way to Rt. 270.

Member Relations: Tom Scott

There were 1,215 visits to the website in May.

a. Volunteer workday – Thursday, June 18th, evening work crew to pressure wash the docks and the pavilion so that they will be ready for treatment on Saturday. Saturday, June 20th, 8:00 a.m., volunteer crew to treat the docks and pavilion. Social committee will provide a lunch. Earl reported that aside from the docks and pavilion, he will organize a crew to stabilize the guardrail over the 12-pipes at Tallavana Trail.

Lake Management: Tom Scott & Neil McDonald

Tom reported that he wrote a summarized report on the Annual Fish Survey for the newsletter. He also summarized a report from McGlynn Laboratories regarding lake water sampling and analysis and will submit that for the newsletter. Tom mentioned that he is seeing catfish at his dock and that there were very few carp during the fish survey. Bobby Boatright mentioned that while he was assisting Bob Rousseau with the fish survey, it was mentioned that we may need to stock with 6"-8" bass. There seems to be a gap of that size in the bass population. Neil, also assisting, reported that several of the fish shocked up during the survey had obvious injuries caused by cormorants.

Bobby Boatright asked if there should be a special meeting between the Board and Bob Rousseau to discuss issues concerning the fish and vegetation of the lake. Tom said that the Lake Management Planning Committee meets to discuss the specific issues then advises the Board. He said it would be a good idea for the LMPC to meet with Bob to discuss his concerns for our lake. The LMPC should also discuss the cormorant issue so that we are prepared before their arrival next fall.

While conducting the fish survey, Bob Rousseau took notice of the aquatic vegetation. He advised that we should spray specifically for alligator weed which is growing in the shallow parts of the lake. This weed is very invasive and should be eradicated. It was also suggested that we plant lily pads.

a. Carp report – Neil reported that he and Bill will go out next week.

Lake Watch – Pat Powell: Pat reported that Lake Watch will be going out this weekend. She mentioned that in a report from Dr. Canfield, there is concern about a huge spike since the last full report.

Security: Rob Combs

Rob reported that Scott Ivey worked 20 hours for the Association and 16 hours while on duty in

May. Scott reported 8 traffic stops and 65 house checks. Mike Fish worked 16 hours in May and additional hours while on duty with the FWC. Mike reported that while patrolling the lake, he did not find anyone who was not supposed to be on the lake and all boats were in compliance.

Gate: No report.

Roads, Grounds & Dam: Earl Mills

a. 12-Pipe Emergency Spillway update: Earl contacted Robert Presnell with Gadsden County Public Works regarding the exposed underlayment fabric. It appears that either the granite stones moved or the depth was not sufficient. Mr. Presnell's response recommended that we contact the contractor for any warranty work. Earl mentioned that he may contact Doug Croley should we have problems getting the issue resolved.

Safety Signs - On May 22nd, Earl and Debbie met with Doug Croley to discuss safety and liability issues at the 12-pipe spillway. Doug suggested we post signs with the message "Authorized personnel only". He said we could add other verbiage such as "No aquatic activities, skateboards, bicycles" or something like that but his first suggestion would be sufficient. There was discussion about what should be on the signs.

Doug also commented on the need to secure the guardrail at the 12-pipes and add reflectors on the guardrails. Doug was pleased to hear that a guardrail for the other side of the dam is in our future budget. He gave Earl the name of a retired DOT man who would come out on a volunteer basis and give an assessment of our roads.

TOM SCOTT MADE A MOTION FOR EARL AND DEBBIE TO WORK ON THE PURCHASING OF SIGNS AS DISCUSSED WITH DOUG CROLEY. LARRY JONES SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

TOM SCOTT MADE A MOTION TO SET A LIMIT FOR THE SIGNS AT \$200. IF THE SIGNS WERE GOING TO COST MORE THAN \$200 THEN THE PURCHASE SHOULD COME BACK TO THE BOARD. NEIL MCDONALD SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

As mentioned under correspondence, Neil received a call from Butch Parrish regarding the weeds growing along the shoreline of the dam. Earl said that he would have Marc mow as needed. The back side of the dam appears to need mowing but will be allowed to seed in order to fill in the gaps where some of the sod died.

b. Fencing at Lincicome easement – Debbie reported on her conversation with the realtor for the property formerly owned by Lincicomes. He was confused by the flags marking the easement and met with Debbie for clarification. When the original agreement was made with Cindy Lincicome, a fence was to be built from the edge of the driveway along the THA easement to her existing fence. Once the agreement was signed, Cindy refused to allow the fence to be built and the Board at that time decided to let the subject drop. Currently there is a large open space making it hard to determine the easement boundaries other than the temporary flags.

The realtor asked if the Association would provide a permanent boundary marker of some sort. Debbie asked Board members if there was any fencing left from when some was removed from the easement. Neil said all the fencing that was removed from the THA easement is no longer available. It was the consensus of the Board to sink 3 fence posts to mark the easement across the property. Reflectors will mark the posts so they can be seen at night. Marc will scrape the road to indicate the THA legal easement so that people accessing the boat ramp or Sheffield Preserve will not drive outside the legal easement and across private property.

COMMITTEE REPORTS

1. **ACC:**

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

Approved Submittals:

James & Lisa Slater, submittal for painting the house same color as previously applied.

Lance & Jennifer Swedmark, submittal for detached 24' x 24' carport.

Pat Peters, submittal for fence across front yard to attach to existing fences on the sides.

Mary Jane Johnson, submittal for 1,671 sq. ft. home on Deer Pass East lot.

See full report attached to the minutes.

b. Other ACC business – Pat Powell asked if there would be a problem changing the ACC regular meeting from the first Tuesday to the first Wednesday. The first Tuesday of the month poses some scheduling problems for some of the ACC members. It was the consensus of the Board that the ACC could hold their meeting when the majority of their members could attend. Meeting change will be posted on the bulletin boards.

c. Section 200 Committee update – The next meeting for the ACC Section 200 Review Committee is scheduled for Saturday, July 18th at the pavilion. Meeting will be posted.

2. **Lake Management Planning Committee:** Diane Sheffield reported that Sean will be out next week for the 2nd Quarter TMDL sampling. Sean told Diane that the DEP is now focusing on the Hurricane Creek basin. This includes Lake Tallavana.

In a conversation with Doug Croley, Diane learned that he attended a conference on Best Management Practices for cattle farming. Doug told Diane that the feed lot is to be a certain number of feet away from a creek. Diane would like to get a copy of that information so that it can be forwarded to Mr. Lambert. Mr. Lambert has been compliant with keeping his cattle out of the creek that comes into Lake Tallavana but the feed lot is very close to the creek.

Diane said that the LMPC should meet soon to discuss the Lambert issue as well as meet with Bob Rousseau and Sean McGlynn for updates on lake issues.

3. **Budget Committee:** The next Budget Committee meeting has been tentatively scheduled for Tuesday, July 28th.

4. **NEPP (Neighborhood Emergency Preparedness Planning):** Cheryl Roberts reported that so far, only 36 questionnaires have been returned. She stressed the importance of receiving information from some of the critical members of the neighborhood, people who would be of great service in an emergency. Some members have expressed concern for divulging personal information. Cheryl and Debbie both said that the information was to remain only with them and that they would use the information to organize the neighborhood in the case of an emergency.

Cheryl reported that a flag signal system is being developed. Through the state, we have received sets of various colored flags that we can assign for special situations and post at the gate, Mason Drive and possibly somewhere on the dam. Cheryl and Debbie are still working out the details.

OLD BUSINESS

No old business.

NEW BUSINESS

1. Memorial for R. Kornmeier – It was announced at the memorial service for Rick that donations may be made to his church, Northwoods Baptist Church. In keeping with the amount that was set last fall, a donation of \$50 was suggested.

TOM SCOTT MADE A MOTION TO CONTRIBUTE \$50 TO NORTHWOODS BAPTIST CHURCH IN MEMORY OF RICK KORNMEIER. ROB COMBS SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

2. Board Vacancy – The passing of Rick Kornmeier created a vacancy on the Board of Directors. President Linda Ritchie asked the Nominating Committee to bring some names to the Board. Pat Powell announced that Bobby Boatright is interested in serving on the Board. In order to give all members the opportunity to step forward, a notice will be posted on the bulletin boards to contact Jim Poss or Pat Powell if anyone is interested. The Board will vote to fill the position at the July meeting.

With no further business, meeting was adjourned at 9:16 p.m.

Respectfully submitted,

Debra Robinson
Corporate Secretary

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

June 2, 2009

Minutes/Report

Meeting of the monthly Architectural Control Committee (ACC) was held on June 2nd, 2009 at the pavilion of Lake Tallavana.

PRESENT: ACC Members –Pat Powell, Jim Grantham, Linda Ortiz, Kimsey Helms and Dorothy Ross, Alternate.

THA Members –Rod Pigott, Linda Ritchie and Debbie Robinson, Corporate Secretary

Approvals:

James & Lisa Slater, 3275 Tallavana Trail, submittal for painting of house same color as previously applied. The color is Harbor Gray, full coverage stain. There will also be some wood rot repair. Trim color to be determined later and submitted for approval.

Lance & Jennifer Swedmark, 1311 Tallavana Trail, submittal for detached 24' X 24' carport on the east edge of the driveway. There is currently no garage. Color of roof to be brown. Submittal included a sight plan showing the location of the carport. No buffers will be encroached.

Pat Peters, 1465 Tallavana Trail, submittal for wire fence across the front yard to attach to the chain link fencing along side yards. A 4' gate will be along the front for passage.

Mary Jane Johnson, 405 Deer Pass East, submittal for house plans. Lot is last one on the left on Deer Pass East. There is a natural clearing where the house will be situated with minimal tree removal. The house is 1,671 sq. feet. There is an existing driveway that will be used. Colors of roof and hardy board siding ACC approved.

Pending: Nothing

Other ACC Issues: None

Respectfully submitted,

Debbie Robinson,
Corporate Secretary for Tallavana Homeowners' Association

APPROVED