

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on June 10, 2003 in the meeting room of the Havana Public Library meeting room, Havana, Florida.

PRESENT: Kimsey Helms, Don Magruder, John Staron, Jean Wood, Billy Cabanas and Linda Ortiz Board members, Donna Johnson and Debbie Robinson, Secretary and assistant to the Board of Directors. See attached list of others in attendance.

ABSENT: Tommy Baker

Kimsey called the meeting to order at 7:03 pm.

Meeting being recorded by Association Secretary and D. Connelly, homeowner.

Approval of Agenda:

MOTION BY JEAN WOOD, SECONDED BY JOHN STARON, THAT THE AGENDA BE APPROVED AS IS. MOTION CARRIED.

Approval/Corrections of May 2003 Minutes:

MOTION BY JOHN STARON, SECONDED BY JEAN WOOD, THAT THE MINUTES BE APPROVED AS CORRECTED. MOTION CARRIED.

Correspondence/Phone Calls:

1. Numerous phone calls, letters and e-mails were received by various board members in response to the alleged covenant violations as listed in the Connelly's lawsuit.
2. Don received a phone call from Nancy Turner regarding her property on Magnolia Court. Don and Mike Mapstone (ACC) were able to work out a solution for Ms. Turner.

Treasurer's Report: In behalf of the Treasurer, Tommy Baker, Debbie reported that income for May was \$6,833.96, expenses of \$11,390.95, checking account balance is \$12,749.58 and sinking fund balance is \$144,881.42. The largest expense was for lake dredging

MOTION BY DON MAGRUDER, SECONDED BY LINDA ORTIZ, THAT THE TREASURER'S REPORT BE APPROVED AS READ. MOTION CARRIED.

BOARD REPORTS

Legal: Reported by Don Magruder

Lincicome case – June 13th is the established date for depositions to be taken. June 25th, at 12:00 noon is the date for the rehearing in the matters of discovery.

Connelly case –Attorney Maloney is working with the Connelly's attorney to quickly schedule depositions for this case.

In matters of the ESO, since the ESO is a separate organization, it was suggested by Attny. Maloney that the THA board should draft a disclaimer of liability and responsibility for the actions of the ESO with respect to its impact on residents and/or nonresidents alike. This disclaimer should be approved and signed prior to a hurricane and/or natural disaster event.

MOTION BY DON MAGRUDER, SECONDED BY BILLY CABANAS, THAT THE BOARD ADOPTS THE DISCLAIMER AS DRAFTED. MOTION CARRIED.

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MOTION BY LINDA ORTIZ, SECONDED BY DON MAGRUDER, THAT THE BOARD ASKS THE ESO TO MODIFY THEIR WEBSITE TO INCLUDE THE LIABILITY DISCLAIMER AND INDICATES THAT THE ESO IS NOT A COMMITTEE OR PART OF THE LAKE TALLAVANA HOMEOWNERS' ASSOCIATION BOARD. MOTION CARRIED.

Don passed to the board and the audience a draft copy of 2 policies for the board to consider. The purpose of the first policy is to clarify the President and Board's roles in appointment of committees, appointment of Chairpersons, the establishment of duties and responsibilities of committees and the terms of office of the appointees. The second proposed board policy is in consideration of Covenant Number 10, (trailers, motor homes, tents, shacks, garages, barns or other outbuilding)

Both drafted policies are to be studied by the board members to be discussed and considered at a future board meeting. It was mentioned that the next board could change a policy.

Lake Management: Billy Cabanas and Jean Wood

There was discussion on the testing instruments that the Lake Planning Committee was approved to purchase at the last board meeting. Committee thought that the amount approved would be enough.

Billy reported that the last few items on the punch list were to be completed including final sod laying and some road repair from the heavy equipment. Trees & shrubs are planted at Tom Hanson's where there was damage at the sludge dumping site.

In May our biologist performed his annual fish & plant survey of the lake. Overall recommendations are to finish our lake plans, maintain the bag limits, feed the bluegill, remove any German Carp that are caught. It appears that stocking will not be necessary.

MOTION BY LINDA ORTIZ, SECONDED BY JEAN WOOD, THAT A CARP FISHING TOURNAMENT BE INVESTIGATED. MOTION CARRIED.

Pat Powell reported on the Lake Watch. Committee went out last week and plans to go again by July 14th. Pat mentioned that all the reports since 1991 should be saved to CD with multiple copies made to pass on as well as archive.

Diane Sheffield reported for the Lake Planning Committee. The testing instrument has been ordered at a cost of approximately \$1,600.00. It has been recommended that staff gauges be in place to measure the lake levels at the docks and inlets. It will take several volunteers to do the readings.

MOTION BY BILLY CABANAS, SECONDED BY LINDA ORTIZ, THAT THE PURCHASE OF THE STAFF GAUGES BE APPROVED. MOTION CARRIED.

The Lake Planning Committee also determined that there are no committee members that have time or the expertise to take the lead on a 319 Federal Grant. The committee is willing to provide the data required for the report but determined that a third party would be needed to pursue the grant. Billy said that he would send Helge an e-mail to tell him to pursue a grant writer and give us his best recommendation. It was determined that the point contact person to work with the grant writer would be Diane Sheffield first off, followed by Candy Trimble or Don McEwen. Monitoring will begin as soon as possible.

Security: Reported by Tommy Baker's email in his absence.

No report on the hours worked by security. E-mail report did mention an incident of the Sheriff's department pursuing a vehicle that turned into the subdivision but was stopped by the gate. The

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vehicle's occupants took off running but 2 of the 3 were quickly apprehended.

Gate: Nothing to report on the gate.

Roads, Grounds & Dam: Reported by Kimsey Helms & John Staron

Kimsey reported that Marc is mowing and will be doing some grading on the dirt roads.

John discussed the pricing for new playground equipment. The all-plastic units are very expensive. Best pricing is the pressure treated lumber. Two volunteers from the audience, Mary Ann Wright and Linda Richey, offered to check into the pricing and availability of different types of playground equipment and will report at next board meeting.

John scheduled a workday for June 21st to re-roof the gatehouse and replace the shingles on the subdivision sign. The Mason Drive sign repair needs to be done by an electrician; Pat Powell furnished a name for John to call.

Member Relations: Reported by Linda Ortiz

Linda thanked Jill Taylor and the social committee for providing food to the work crew while they worked on replacing the old dock.

The annual July 4th picnic is on with meat being provided by the association. Jill Taylor has asked that anyone else desiring to provide meat, to let her know to keep from getting too much. Fireworks will begin at dark.

MOTION BY LINDA ORTIZ, SECONDED BY JEAN WOOD, THAT THERE BE AN ICE CREAM SOCIAL IN APPRECIATION TO ALL THE VOLUNTEERS WHO SERVE THE LAKE TALLAVANA COMMUNITY. IT WAS PROPOSED FOR THE BOARD TO SERVE THE VOLUNTEERS. A TENTATIVE DATE OF SEPTEMBER 6TH OR THE 13TH WAS SCHEDULED. IT WAS ALSO PROPOSED THAT EACH COMMITTEE SUBMIT A NAME FOR VOLUNTEER OF THE YEAR FOR THAT COMMITTEE WITH ONE FROM THOSE NOMINATIONS BEING NAMED VOLUNTEER OF THE YEAR FOR THA. MOTION APPROVED.

Newsletter: Reported by Linda Ortiz

Carolyn Tanner is no longer doing the newsletter. Deadline for the next newsletter is 8/15.

Website: Reported by Linda Ortiz

Linda reported on the "hits" received on the THA website.

ESQ: Reported by Bob Harrer - Absent

COMMITTEE REPORTS

ACC: Reported by Mike Mapstone

May 12th meeting held, three items approved:

1. Two-car & workshop addition to home at 145 Honeysuckle Drive.
2. Roof shingles for house & carport at 2423 Tallavana Trail.
3. Temporary construction shed on lot 2 block CC, Honeysuckle Drive.

May 25th walk-through approval for home on Magnolia Court.

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June 9th meeting held, two items approved:

1. Addition to home at 646 Hickory Lane.
 2. Two-story home at lot 18, Mason Drive.
- One item rejected: Home at lot 100, block A, Tallavana Trail.

Detail reports submitted to secretary for the record.

MOTION BY BILLY CABANAS, SECONDED BY JEAN WOOD, THAT THE RECOMMENDATIONS BY THE ACC BE APPROVED. MOTION CARRIED.

Welcome Committee: Reported by Pat Powell for Carolyn Palmquist

The Fall Welcoming Party for the newcomers is scheduled for October 4th at 5:00.

Pavilion Committee: No report

OLD BUSINESS

1. Term Limits – Board to study draft copy of proposed policy.
2. Restrictive Covenant #10 – Board to study draft copy of proposed policy.
3. Drainage Easements – There are two locations of drainage easements that need temporary relief now but long term all the drainage easements will need to be looked at and determined how best to relieve the problems.

NEW BUSINESS

1. ACC – Beckwith, Shields & Harrell: Linda Ortiz stated that all three members are in violation of certain covenants in regards to the ACC and wanted to know what actions were being taken. It was determined that more facts needed to be gathered before any action was taken.

With no further business, Don moved to adjourn at 9:50 pm, John seconded.

July meeting to be held at the new library in Havana.

Respectfully submitted,

Debra Robinson,
Assistant Secretary to the Board

/dr