

## TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on March 14, 2006 at the Havana Library, Havana, Florida.

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

ABSENT: None

The meeting called to order at 7:02 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:

Revision to agenda – Add Item #2, Deer Pass Survey, under Old Business; add Item #1, Mr. Ragans-New Dock issue, under New Business; and add Discussion of Hanney delinquency to issues presented by Attorney Ken Abele.

MOTION BY KIMSEY HELMS TO APPROVE THE AGENDA AS REVISED. SECONDED BY JOE SMYTH. MOTION CARRIED.

Tom Scott took a moment to introduce new board member, Carolyn Tanner who was absent at the previous meeting.

### **Legal Report – Attorney Ken Abele**

Mike Jefferis introduced the Association attorney, Ken Abele. Mike had asked Ken to review the covenants that cover the various areas of Tallavana, as it was developed, to look for major differences in the covenants. Ken also will be reporting on the collections of past dues and what we can do to resolve the delinquencies. Also, Mike asked Ken to advise on the Lambert issue and Roche shed issue as well as give us an update on the Lincicome easement agreement.

*Lincicome* – Ken said the easement has been flagged and shows the boundaries of the easement. The easement survey has been filed on public record. If the easement on record is agreeable to the Board, then the current agreement needs to be accepted and signed.

MOTION BY MIKE JEFFERIS TO ACCEPT THE CURRENT NEGOTIATED AGREEMENT WITH CINDY LINCICOME AND THE EXISTING EASEMENT. SECONDED BY KIMSEY HELMS. MOTION CARRIED.

Ken will proceed with the easement agreement to completion. The Association will be having a fence built along the easement to the boat ramp but after the agreement is signed by both parties and is official.

*Lambert* – Ken sent a demand letter for a meeting with Mr. Lambert. He has not responded. Ken searched Leon County records and could not find an attorney linked with Mr. Lambert as another contact.

Ken said that it might be time to serve papers on Mr. Lambert or file a temporary injunction in order to get him to meet with THA. The DEP has not been successful in getting Lambert to clean up the large debris from the ravine. The issue has been sent to DEP enforcement but nothing has been done.

Ken suggested that a minimal complaint be filed to at least get Mr. Lambert's attention. If he still chooses to ignore the problem, then there are more aggressive avenues we can take. Right now, Ken is interested in keeping the litigation costs low for the Association.

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MOTION BY MIKE JEFFERIS TO HAVE ATTORNEY KEN ABELE PROCEED WITH THE FILING OF A MINIMAL COMPLAINT AS KEN RECOMMENDED. SECONDED BY MIKE MAPSTONE. MOTION CARRIED.

*Covenants* – Ken reported that after reviewing the covenants that govern the various sections of Tallavana, he found the covenants consistent and does not see any glaring issues. Ken suggested that a binder be kept that contains all the governing documents, regulations and policies.

*ACC Policy* – Ken began by saying that it is not his responsibility to write policies but to advise if there could be a legal issue on policies that are drafted by the Association.

Ken stated that the draft ACC Policy needed more procedural information such as spelling out the requirements for a quorum, the approval process and the appeal process. The policy needs information that would tell the homeowners exactly what steps to take and what to expect when submitting requests to the ACC.

Ken suggested that the emergency provision be removed and emergencies should be dealt with at the time of the emergency.

Ken recommended that the approval of ACC submittals be shifted from the Board to the ACC. Currently, the Board approves the ACC recommendations on the members' submittals but then if a member wished to appeal the ACC recommendations, they appeal to the Board. Ken suggested that the approvals come from the ACC and the appeal process goes to the Board. Ken and Andrena will work on the wording on the approval/appeal process and the procedural information.

Ken addressed the issue of member appointments to the ACC. The governing documents are not in agreement in that one document states the membership is to elect members to the ACC while two of the other governing documents state that the Board of Directors will appoint members to the ACC. At an August 12, 2003 Board meeting, a policy was adopted that clarifies the appointment of members to the ACC by the Board. Ken advised that we adhere to the policy that clarifies the appointment of members to the ACC. It was the consensus of the Board to continue with the August 12, 2003 policy for the appointment of ACC members.

Member Jim Poss raised questions concerning the policies and that specific wording in some of the policies appears to be in conflict with the restrictive covenants. He stated that if a policy can be written to override a covenant then the membership loses its voice. Ken stated that the covenants should be somewhat general with policies or rules stating the specifics. Should there be need for a change, the policy/rule can be revised without going through the process of changing the covenants. Jim expressed that a policy should be a guideline on following a covenant but should not go beyond the covenant to the point of contradicting the covenant. President Tom Scott asked Jim Poss to write his concerns so that the Board and Ken can study them.

Revisions will be made to the ACC policy to be presented for Board approval. The ACC asked approval from the Board to contact Ken Abele should any legal questions arise in the revisions of the ACC policy. It was the consensus of the Board for the ACC to contact Mike Jefferis the legal liaison who would then contact Ken.

*Collections* – It was mentioned that the Hanneys have come forward and expressed an interest in working out something with the Board to reduce their delinquent amount. Ken said that there is an issue of the 18% interest that was charged on past due balances. Since THA governing documents do not state the amount of interest that would be charged on delinquent amounts, the by law, the interest rate should be the percent set by the state's comptroller's office. It is apparent that the incorrect interest percent has been charged. There was further discussion about the Hanney account in particular.

MOTION BY MIKE MAPSTONE THAT THE INTEREST RATE BE DECREASED IN ACCORDANCE WITH THE COMPTROLLER'S OFFICE AND RESUBMIT A CORRECTED AMOUNT TO MR. HANNEY. SECONDED BY KIMSEY HELMS. MOTION CARRIED.

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Mike Jefferis will research and refigure the interest rate. Ken mentioned that his research found that THA might be holding a tax certificate on the Hanney property. He will further his research and furnish an amount with interest to add to the new balance due from the Hanneys.

MOTION BY MIKE JEFFERIS THAT THE NEW BALANCE DUE FROM MR. HANNEY INCLUDE THE AMOUNT OF BACK TAXES PAID BY THE ASSOCIATION WITH INTEREST. SECONDED BY KIMSEY HELMS. MOTION CARRIED.

Ken will draft a letter to Mr. Hanney that will include the revised total amount due. As far as the other delinquent accounts, there was discussion on what options the Association could do to collect on seriously delinquent accounts. Our options include a demand letter from Ken, filing a suit in small claims court, and could go so far as garnishment of wages. Thirty day notices were sent to accounts that were four quarters past due at the end of February. Members who did not contact the Board for payment arrangements or who did not pay the delinquent amount will have liens filed against their property after the 30 days.

MOTION BY MIKE JEFFERIS THAT THE BOARD AUTHORIZES KEN ABELE AND DEBBIE ROBINSON TO WORK ON COLLECTIONS OF DELINQUENT ACCOUNTS THAT ARE OVER \$2,000 BEGINNING WITH A DEMAND LETTER. SECONDED BY JOE SMYTH. MOTION CARRIED.

*Roche shed* – There has been no response from Mr. Roche on the letter sent to him Jan 25 requesting that he remove his unapproved shed from his property or move the shed from the front yard to an approved location that was previously discussed with the ACC. While the FL state statutes allow fines for violations, the Tallavana Homeowners' Association governing documents do not have provisions for fining for ACC violations. Ken suggested that we could go to mediation.

The reason this has become an issue is that Mr. Roche submitted plans for the shed but was denied approval based on the location site in the front yard. Mr. Roche placed the shed in the front yard after he was told that he could not. Mr. Roche chose to ignore the ACC.

MOTION BY MIKE JEFFERIS TO HAVE KEN ABELE PROCEED BY WRITING A DRAFT LETTER TO MR. ROCHE WITH A 10 DAY NOTICE AND THEN THE NEXT STEP TO BE MEDIATION. MOTION CARRIED.

**Approval/Corrections of February 2006 Minutes:**

Corrections consisted of clarification.

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

**Treasurer's Report:** Mike Jefferis reported the total deposit for February was \$6,110.75, expenses of 8,258.62, checking account balance is \$4,616.99, Money Market balance is \$43,720.74 and the balance in CDs/Savings is \$232,116.64. The expenditures for February were routine except for the payment of back property taxes for Deer Pass.

**Correspondence/Phone Calls:**

1. Bill Oswald received a call from member Dorothy Gillan concerning ATVs running up and down Hickory Lane. Joe Smyth had been made aware of this and is already working on it.

2. Kimsey Helms received a call from a non-member, Kelly Stevens, to report ATVs on THA property. She called the Sheriff's Department but no one came out. Joe was previously informed about this report.

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3. Debbie Robinson sent 8 letters certified mail/return receipt to give 30 day notice to members who have a past due account for four quarters. The notice informed the members that nonpayment would result in a lien placed against their property. Also, 18 letters were sent to members who still had a balance due from 2005 but not equal to 4 quarters. These letters reminded the members that they had a 2005 balance but there would not be a lien placed against their property until they were 4 quarters past due. Debbie reported that some have already paid their 2005 balance once they received the letters.

4. Tom Scott received a call from Mr. Ragans. His situation will be discussed under New Business.

5. Tom Scott received a call from Mr. Hanney who referred the caller to Debbie Robinson. Debbie reported that Mr. Hanney did call her. Mr. Hanney's situation was previously discussed under Legal report from Ken Abele.

6. Member Andrena Knicely reported hearing gunshot late at night on Monday night. Joe will tell Billy Kemp and Scott Ivey.

## **BOARD REPORTS**

### ***Legal:*** Mike Jefferis

A. Magnolia Court – There has been no response from DEP or Mr. Heidenreich concerning the storm water retention ponds or Magnolia Court. Mike did talk with the engineer who has been contacted to correct the storm water retention ponds but until we here from the DEP, there is no rush.

B. Lincicome case –Discussed previously in Ken Abele's report.

Mike discussed the procedure of the ACC appointments that took place at the February Board meeting. According to a policy the Board adopted on August 12, 2003, the policy states that the President shall recommend members of the ACC and the chairperson to the Board of Directors for consideration and approval for each position one at a time. Improper procedures were followed at the February meeting and the appointments should be done over. The Board should take applications of interested members, which then the President would recommend to the Board three members to sit on the ACC. Tom asked that Mike Mapstone give the names from the volunteer lists that marked ACC to Andrena who should then get some information from each of the volunteers. The Board will address this issue at the next Board meeting.

### ***Member Relations:***

The web site report for January is 625 visits and 684 visits for February. While on the subject of the web site, Diane Sheffield asked that the web site be revised to show Andrena Knicely as the chairperson for ACC.

A workday was scheduled for Feb. 25<sup>th</sup> and approximately 15 volunteers showed to work on the bulletin boards and the pavilion. Volunteers met at 9:00 at the pavilion. The Social committee furnished lunch. The alternate date of March 18<sup>th</sup> will also be used as a volunteer workday to finish work on the pavilion and other jobs that still need to be done. Volunteers are asked to meet at the pavilion at 9:00 a.m. Lunch will be provided.

### ***Lake Management:*** Tom Scott & Bill Oswald

Shoreline Restoration update – The DEP regulator assigned to Lake Tallavana met with Sean McGlynn, Tom Scott and Jean Wood on site to view the problems with shoreline erosion. The group toured the shoreline pointing out spots of erosion and fallen trees. The DEP regulator said that he was

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going to recommend the use of bio-matting and vegetation but no rocks or riprap except along the dam. He said if the matting and vegetation show that they are not working within the five-year term of the permit, then the rock could be used. If after the permit has expired and there is continued shoreline failure, then the next permit would be easier to obtain and rock could be used. The DEP regulator wanted to try matting and vegetation first. Sean agreed that the matting and vegetation would work so long as the carp were kept under control. Homeowners wishing to add fill to their shoreline will be able to do so using sand and topsoil but no rocks or riprap. The fill will have to be covered with the matting and vegetation.

The topic of the lake level was discussed. Several members have mentioned that the lake level is too high while others state that the level is where it should be according to elevation surveys. Mike Jefferis has been reviewing Board meeting minutes dated in the 1980's. He said even then there was discussion on the lake level. Tom Scott said that he would like to know all the facts regarding the lake level.

Mike Jefferis suggested that certain information be gathered and then hold a workshop involving the entire Board, all the lake committees and any interested members. The information to be gathered is:

1. Speak with Lee Dowling, the original surveyor of Lake Tallavana.
2. Find all files regarding the lake.
3. Gather copies of any minutes pertaining to the lake level.

Mike suggested that once all the above information is gathered that the membership be notified and meet at the pavilion. It was the consensus of the Board that we must find the real level of the lake and act accordingly to maintain that level.

Regarding the D-8 pond make over – Sean spoke with the DEP regulator while on site regarding the plans to expand the D-8 pond. The plans and permit application were given to the regulator at that time.

Cormorant Control – At the February meeting, Joe Smyth was asked to see what laws he could find regarding distance requirements when discharging a firearm. Joe reported that he was unable to find any information concerning distance requirements when firing a gun. It was mentioned again that Deputy Sheriff Scott Ivey said that the Association was within the law while discharging firearms and noisemakers to discourage the cormorants from taking over Lake Tallavana.

**Lake Watch** – Pat Powell: Pat would like to schedule an outing for Saturday, March 25<sup>th</sup>. Pat also mentioned that there is a dinner for the Lake Watch volunteers on Thursday, March 23<sup>rd</sup> at the Leon County Extension office. Pat asked that volunteers contact her to make reservations. Lake Watch data report for Lake Tallavana will be sent.

**Security:** Joe Smyth

It was reported that Scott Ivey worked 20 hours for the Association in February and another 20 hours on duty with the Gadsden Sheriff's Department. Scott varies the time of day he patrols and the number of hours. Scott performed 18 vehicle stops and 60 house checks. Billy Kemp worked 20 hours.

**Gate:** Joe Smyth reported that the exit gate is very noisy and it appears that a wheel needs some work. Bill will look into it. Bill reported that the opening mechanism box has been ordered. Logical Decisions will send an invoice that needs to be paid prior to shipment.

Joe said that he would try to get the volunteers together to begin learning the workings of the gate. Bill has asked for help.

**Roads, Grounds & Dam:** Kimsey Helms and Mike Jefferis

Kimsey reported that Marc has not begun mowing so the mowed down survey stake was most likely done by the power company. They have been mowing the power line easement. Kimsey also

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reported tracks where a vehicle obviously drove through the wet area between the playground and the martin gourds. Kimsey asked for members to keep an eye out for anyone driving in the wet area. Any other possible solutions such as signs or barriers have been proven to not work in the state parks and the Board was in consensus that they would probably not work here.

Kimsey reported that Marc has been doing some tree/limb pruning along the roads. He has been paying particular attention to low limbs that might knock the top of vehicles with taller profiles such as motor homes. A dead tree was removed on Hickory and three other trees were found and removed. There is another tree on the vacant lot across from Trimble's that needs to be removed and Kimsey submitted a proposal from Johnson's Tree Service for \$300 for the tree to be taken down. The tree will be dropped and left along the side of the road where residents may help themselves to the tree for firewood. It could not be determined if the tree was all the way in the road right-of-way or if a portion of it was on the private property. Debbie Robinson will contact the owners of the vacant lot, Bill and Nancy Johnson to inform them that the Association is removing the dying tree adjacent or partially on their property. This is a "danger" tree and must come down. It was the consensus of the Board to accept Johnson's Tree Service proposal and have the tree removed.

Member Neil McDonald reported some erosion of Tallavana Trail near his property. The erosion is occurring around a culvert and should be repaired. Mr. McDonald also mentioned that the size of rock spread on the road is large enough to cause concern for motorcycle riders. Kimsey explained that without rain to soften the ground and allow the rock to pack, the rock remains on the surface. Kimsey will discuss this issue with Marc.

Joe Smyth asked what are the chances of any of the dirt roads being paved. Kimsey answered that the only road with a decent bed is Honeysuckle. Hickory has too many trees that would have to be removed and Hickory, Deer Pass, Deer Pass East and Tallavana Trail all have infrastructure issues that would be very expensive to address. There has been mention of cost sharing between the homeowners on Honeysuckle and the Association for paving but has gone no further than that.

Kimsey will begin the process to procure bids for the fencing along the boat ramp on the North end of the lake. The Association is to fence the easement according to an agreement with Mrs. Lincicome. Kimsey will also begin work on bids for paving.

Kimsey said that he would begin the process to have the dam investigated and inspected. Mike Jefferis said that he needs some of the same information for insurance. Mike and Kimsey will work in conjunction towards a dam inspection.

## **COMMITTEE REPORTS**

**ACC:** Reported by Andrena Knicely, Chairperson

a. Submittals for approval/disapproval:

Disapprove:

- a.1 Bill & Nancy Johnson, 1371 Tallavana Trail, submittal for an additional bedroom with porch. The proposed structure would be within the 30-foot buffer. There is currently a sunroom that encroaches the buffer and it was suggested that the sunroom be converted to living space without additional building in the buffer.

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Approve:

a.2 Todd & Holly Buss, 616 Hickory Lane, submittal to reconfigure roof lines, new shingles, windows and doors. All materials and colors ACC accepted.

a.3 Penelope Evanoff, 2405 Tallavana Trail, submittal to restore main entrance to the home and remove ramp and railings that were installed by the previous owner. All materials and colors ACC accepted.

a.4 Howard & Carolyn Garrison, 3429 Tallavana Trail, submittal for tree removal within the 10 foot side buffer. The tree is large and a danger.

a.5 Hank & Sharon Greenburg, 1462 Tallavana Trail, submittal for color change to house and trim. Colors are ACC accepted.

a.6 Howard Myers, 3027 Tallavana Trail, submittal for removal of deck over water which was damaged by a hurricane and replace with a 4.5' X 16' deck over the water. Materials and colors are ACC accepted.

a.7 Jimmy & Sherrill Ragans, 2042 Tallavana Trail, submittal for removal of deck over water which was damaged by a hurricane and replace with a 12' X 12' deck over water with a 3' X 6' elevated walk way. Railings are to be replaced according to code. Materials and colors are ACC accepted.

a.8 Wayne Tate, H. Shroder Construction, 20 Audubon, submittal for 1837 sq. ft. home. Submittal was complete with site plans for driveway, septic system and landscaping. Trees to be planted in the buffer where the previous owner cleared. A survey revealed that the subdivision gate and post are on Mr. Tate's property. Mr. Tate will grant THA an easement for the area surrounding the gate. The Board agreed to pay for the survey and documents drawn up to record the easement and survey.

MOTION BY MIKE JEFFERIS THAT THE SUBMITTALS BE APPROVED/DISAPPROVED AS RECOMMENDED BY THE ACC. SECONDED BY KIMSEY HELMS. MOTION CARRIED.

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

b. Fines for ACC violations update – The authority to fine has to be voted upon by the membership. Attorney Ken Abele will help with the wording but it is up to the Association to start the process to change the governing documents to have the authority to fine for ACC violations. Tom Scott asked Mike Jefferis to bring suggested wording to the next Board meeting to begin the approval process. The ability to fine must be included in the governing documents and can be added to the Articles of Incorporation. Once the ability is in place, then there will be regulations adopted that state what determines an ACC violation, the process of a review committee and the schedule of fines.

**Policy Committee:** Reported by Joe Smyth

Joe reported that Mike Jefferis has been reviewing the minutes from the 1980's.

**Research Property Management Committee:** Reported by CeCe Smyth

No update to report.

**OLD BUSINESS**

1. Liability Insurance – Mike Jefferis and Debbie Robinson met with agent Doug Croley to discuss the insurance needs of the Association. The current policy is very limited. Doug requested the information needed to prepare his proposal that will be ready to bring before the Board by June.
2. Deer Pass Survey –Skipper has been asked to submit a proposal to survey Deer Pass according to the legal description filed with the Quit Claim deed.

**NEW BUSINESS**

1. Mr. Ragans – Deck over water- Mr. Ragans approached the Board to request permission for a gas-powered boat to be used in the delivery of materials for his new deck over water (see ACC Report). Mr. Ragans has two bids for the construction of his dock and one of the contractors asked if he could deliver the materials by boat. Mr. Ragans is not sure which contractor he is going with but was getting permission in case.

MOTION BY JOE SMYTH THAT A GAS-POWERED BOAT MAY BE USED TO DELIVER THE BUILDING MATERIALS TO MR. RAGANS. SECONDED BY KIMSEY HELMS. MOTION CARRIED.

The Board suggested to Mr. Ragans that his contractor should be insured in case of spillage.

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

Respectfully submitted,

Debra Robinson  
Corporate Secretary

**THA ACC REPORT  
MARCH 14, 2006**

The ACC recommends the THA Board Disapprove the following ACC submittal.

1. Johnson, Bill and Nancy, 1371 Tallavana Trail, submitted plans to add a bedroom with an attached porch. The proposed structure would be within the 30 foot back buffer. Note: The current home has a sunroom previously added to the rear of the house (“barrel house”) that was constructed within the 30 foot buffer. Attached to the rear of the 12 foot deep sunroom is a 19 foot deep deck that ends at the back property line, which is attached to a deck over water. The couple plans to permanently move to this weekend home with their mother. They plan to live in this home while their new home is built on the adjacent lot. They need the additional bedroom because the mother cannot climb the stairs to the upstairs bedroom. The owner might consider converting the sunroom to a temporary bedroom. ACC pre-inspection completed. Dues current.

The ACC recommends the THA Board Approve the following ACC submittals.

1. Buss, Todd and Holly, 616 Hickory Lane, submitted plans to remove the current hip roof over the central living area to add a shed roof to allow a cathedral ceiling in the living area.

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- Footprint of current home will not be altered. New shingles will be black, architectural. New windows and doors will match existing structure. New trim will match existing structure. New siding on shed elevation will match existing structure in product and color. ACC pre-inspection completed. Dues current.
2. Evanoff, Penelope, 2405 Tallavana Trail, submitted an e-mail expressing a desire to reinstall the east facing front door and front porch recently removed by the previous homeowner (for elevator installation). The current front door (facing east) will not be removed, therefore, the ACC has ask the homeowner to paint that door the same color as the house siding. The ramp and railings (not to code) to that door will be removed. The previous owner replaced some siding during his uncompleted renovation, resulting in current unpainted siding. The owner assures this siding will be painted the same color as the current siding. The house will be rented and not completely painted at this time. The new front door will be painted a muted green. ACC pre-inspection completed. Dues current.
  3. Garrison, Howard and Carolyn, 3429 Tallavana Trail, submitted a request to remove a large dead tree within the 10 foot side buffer, front yard. ACC inspection revealed a very large hollow in the base of the dead tree. Other tree limbs will be removed due their shading the owner's drain field. Dues current.
  4. Greenburg, Hank and Sharon, 1462 Tallavana Trail, submitted paint chips to paint their current gray house siding a mustard brown with dark brown trim. ACC pre-inspection complete. Dues current.
  5. Myers, Howard, 3027 Tallavana Trail, submitted plans to remove his hurricane damaged deck over water and replace it with a 4 ½ X 16 foot deck cantilevered over the water only 3-4 feet. Will use only state approved lumber, no creosote. Deck color will be natural, neutral. ACC pre-inspection complete. Dues current.
  6. Ragans, Jimmy and Sherrill, 2042 Tallavana Trail, submitted plans to remove the deck over water that was damaged by a hurricane and build a 12 X 12 foot deck over water with a 3 X 6 foot elevated walk way. The current walk way railings do not meet code. Owner has agreed to replace same with railings according to code. Deck color will be natural, neutral. ACC pre-inspection complete. Dues current.
  7. Tate, Wayne aka, H. Shroder Construction, 20 Audubon, submitted plans to develop the property and construct a 1837 square foot h/a house, with driveway, septic system and landscaping, side entrance garage, hardie board shake siding and cultured stone. Colors will be submitted at a later date. Septic permit will be submitted when received, but planned location was noted on the plat plan. Mr. Tate agreed to replant the buffer, destroyed by the previous owner, with native trees conducive to growth on the property. Many trees outside the buffer will be preserved. House or driveway location will not interfere with buffer. Note: Mr. Tate reports that the gate fence and post are on his property. He intends to grant THA an easement for this. Look for that in the near future. Dues current.

Andrena Knicely, Chairperson  
THA ACC

Motion by Mike Jefferis that the submittals be approved/disapproved as recommended by the ACC. Seconded by Kimsey Helms. Motion Carried.