

**TALLAVANA HOMEOWNERS' ASSOCIATION, INC.**

Minutes of the monthly Board of Directors meeting held on Tuesday, March 9<sup>th</sup>, at the meeting room of the Havana Library, Havana, FL.

PRESENT: Linda Ritchie, Earl Mills, Rob Combs, Bobby Boatright, Neil McDonald, Larry Jones and Marla Griffin, Board members, Debbie Robinson, Corporate Secretary. See attached list of others in attendance.

ABSENT:

The meeting was called to order at 7:05 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 Changes

EARL MILLS MOVED TO APPROVE THE AGENDA AS WRITTEN. MARLA GRIFFIN SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

MARLA GRIFFIN MOVED TO ADJOURN THE MEETING BY 9:00 IF NOT BEFORE. EARL MILLS SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

**Approval/Corrections of February 2010 Minutes:**

Grammatical & clarifications.

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

**Treasurer's Report:** Bobby Boatright reported the total deposit for February was \$9,020.00, routine operating expenses of \$8,040.92, major project expenses of \$1,611.21, checking account balance is \$3,916.04, Money Market balance is \$60,497.57 and the balance in CDs/Savings is \$54,482.90.

There were no unusual expenditures in February. There was a correction to the income statement for the month of January. The amount of \$129.29 was mistakenly put against the carp control expense that should have been cormorant control.

NEIL MCDONALD MOVED THAT THE TREASURER'S REPORT BE ACCEPTED AS GIVEN. EARL MILLS SECONDED. THERE WAS NO OPPOSITION, MOTION CARRIED.

**Correspondence/Phone Calls:**

1. Linda Ritchie received an email regarding speeders. She forwarded the email to Rob and Scott Ivey. Linda thanked Scott for his work on trafficking and monitoring the speeding.
2. Board members received calls and complaints about the size and location of the "For Sale" sign at 1615 Tallavana Trail. The sign is large and in the right-of-way. This will be discussed further under ACC.
3. Earl Mills reported phone calls regarding the dirt roads, especially Deer Pass.
4. Neil reported a phone call from Scott Ivey which will be discussed under Security and Gate.
5. Neil followed up on the fox incidents. In conversation with Dean Humphries at the St. Francis Wildlife Refuge, Neil found out that every few years there is an epidemic of distemper among the fox and raccoons. This spring has been one of those years and several foxes have been put down for distemper.

6. Bobby Boatright received complaints about garbage cans being left at the curb days after the pick-up. Some cans are placed in the road creating a driving hazard. Other Board members have also received complaints. The Association does not have written guidelines regarding how long trash and recycling receptacles may remain at the “curb”. There was quite a discussion about the issue amongst the attending members and the Board. It was decided that there will be an article in the next newsletter encouraging neighbors to take pride in the esthetic value of the neighborhood by removing the trash/recycling receptacles from the curb within 24 hours after “pick-up” and to refrain from allowing trash to accumulate in the yard.

The house that has been under construction for several years was also brought up for question regarding the portable outhouse in the front yard.

## **BOARD REPORTS**

### **Legal:** Linda Ritchie

a. Heidenriech – Pine Top Court: Linda reported that Owen Title will be commissioned to write up the deeds and title insurance for approximately \$200 per deed. It is thought that corrected deeds could be filed to avoid the cost of deed stamps. Diane Sheffield provided a survey with a complete legal description. It is possible that the legal description for Pine Top, Magnolia Court and the subject portion of Tallavana Trail are included in the legal. If so, we may be able to forego additional costs for surveys.

Linda reported that Ken Abele would like a specific, itemized list of what the Association would like to require from Mr. Heidenriech. The list should include what type of settlement we would consider.

b. Legal Committee report: Jim Poss, Chairperson: Jim confirmed that the committee met and discussed possible solutions but will meet again to draft an itemized list and settlement options.

### **Member Relations:** Marla Griffin

The website had 1,041 visits in February.

The newsletter has been sent.

Marla researched and found rules appropriate for the THA web site message board. Details will be discussed in item 1 under Old Business.

### **Lake Management:** Bobby Boatright & Rob Combs

a. Cormorant Control – Bobby reported that most of the cormorants are gone. There about 2-3 dozen cormorants still around but the majority have left.

Bobby is now using the cormorant boat as a resource boat for other tasks on the lake. Going along the perimeter, Bobby checked on the vegetation around the lake. He reported on a few dead trees at the Sheffield Preserve and if bunched all together, approximately 5-7 acres of pennywort. Most of the pennywort is at the north end of the lake. Bobby said he would use the resource boat to gather as much pennywort as possible for removal from the lake.

Bob Rousseau has been contacted and weather pending, will conduct the annual fish survey sometime around April 7<sup>th</sup> - 9<sup>th</sup>. The water temperature also needs to be considered when determining the date for the survey. Bob and Bobby also discussed a possible carp shocking in May, aquatic vegetation/localizing herbicides and stocking according to the results of the fish survey.

Bobby and Diane met with Sean McGlynn and discussed plans for beneficial aquatic plants to be planted along the shore. Sean said it would be possible to have people do the planting for us and by using experienced planters, would increase the chances of the plants making it. The cost would not be prohibitive and in keeping with the approved budget amount.

On March 27<sup>th</sup>, a volunteer workday is scheduled with plans to clean up the pavilion common

area and shoreline. The butterfly garden needs to be weeded, junk hauled away and invasive aquatic plants removed from the shoreline in preparation for the planting of the beneficial plants. The ceiling fans at the pavilion are in need of repair and/or replacement and it was determined that flood lights with motion sensors should be installed at the pavilion for safety reasons. Neil said that he would have the fans and lights ready for installation by the workday. The social committee will provide lunch.

With the help of Tom Scott, the shocking permit application has been submitted. Copies will be furnished to everyone on the permit once it is received.

Bobby informed the Board that the cormorant boat could double as a resource boat to be used for lake management projects. Bobby will draft a list of items and prices needed to make the boat more user friendly and to replace some of the personal items in the boat that are temporarily on loan. Bobby used the boat to access the stand pipe for the removal of debris on the grate. Once the debris was removed, the flow improved greatly.

Neil reported that the prop on the shocking boat motor needs repair or to be replaced. He will check with Webster Marine for prop repair.

**Lake Watch** – Pat Powell: Pat said the committee has been contacted and plans to go out this coming Saturday. The crew is to meet at Pat's at 9:30 a.m.

**Security & Gate:** Rob Combs

Rob reported that Scott Ivey worked 20 hours for the Association and 16 hours on duty. Scott conducted 78 house checks and 8 traffic stops. Officer Mike Fish worked 20 hours in January, no report yet for February.

Scott placed a radar traffic trailer on Tallavana Trail along the dam to help awareness of the actual speed of the traffic. With help from the Gadsden Co. traffic unit, 3 homeowners were issued speeding citations. Scott indicated that when running radar, he did not clock anyone going over 40 mph and approximately one person out of 20 was speeding at 35mph. He said that generally, residents travelled 25-35mph. Scott assured the Board that he would continue to deal with speeders.

Linda asked for increased security in the pavilion area as there are deep ruts in the wetter part of the grounds. Someone is running across the common area when the grounds are wet and creating ruts that are literally destroying property. Rob said that he would keep a closer watch for anyone driving on the common property.

Bobby reported the lock on the gate at the far end of Sheffield Preserve has been cut. Only wire is holding the gate closed. Also, our posted no trespassing signs have been removed. If Debbie does not have a spare lock, Bobby will purchase one.

**Roads, Grounds & Dam:** Earl Mills (from his written report)

a. 12-Pipes warranty work – Preble-Rish has completed the warranty work on the 12-pipe project. They admitted that it would not be uncommon during a heavy rainfall to have more rip-rap movement. Therefore, we need to watch it and either reposition or add more rip-rap in the future. More fill will be required behind the rip-rap and should be added next dry spell.

b. Electrical box at gate - Boles Electric had the low bid and the work has been completed. Currently both 30 amp breakers have to be on for either gate to work. We may want to address separating the two in the future.

Roads – Continued work on the unpaved roads adding more material and pulling ditches. Continued cleaning out of driveway culverts and ditches on paved roads. Continued trimming of overhanging branches on right-of-way to provide better sightline for motorists, bikers, and walkers.

Road Culvert – The culvert at Honeysuckle and Tallavana Trail is solidly blocked. Neil & Marc are working on a solution.

Neil said he and Marc concluded that a 16’ 4 X 4 could be used to push through the culvert to clear the blockage.

The Roads, Grounds and Dam committee, Earl, Neil, Marc and Kimsey, met at the pavilion on Friday, March 5 to discuss priorities and responsibilities for this year. They assigned some action plans, such as Dam Inspection, D-8 Pond, dangerous trees over roadway, and will report these to the board later. Larry Jones was also in attendance.

## **COMMITTEE REPORTS**

### **1. ACC:**

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

#### Approved Submittals:

Robert & Marla Griffin, 410 Tallavana Trail, submittal for 3 car carport and re-staining house.

Shon & Mary Jane Brower, 405 Deer Pass East, submittal for 8’ X 12’ garden shed.

**See full report attached to the minutes**

b. Other ACC business :

As previously brought up, the “For Sale” sign at 1615 Tallavana Trail was very large and in the right-of-way. Another “For Sale” sign at the foot of Pine Top court is also too large. The Policy on Signs and Flags, adopted at the April 10, 2007 Board Meeting, was read aloud. According to the policy, both “For Sale” signs are in violation.

LARRY JONES MADE A MOTION TO SEND A LETTER TO BOTH PROPERTY OWNERS ASKING THEM TO REDUCE THE SIZE IN ACCORDANCE WITH THE POLICY OR REMOVE THE SIGN. A COPY OF THE SIGN POLICY IS TO BE INCLUDED WITH THE LETTER. ROB COMBS SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Pat Powell called the owner of the house on the corner of Honeysuckle and Tallavana Trail regarding the trees that were cut down in the yard including the buffer. The homeowner reported that she was landscaping and nothing was cut down that was over 4” in diameter. Some of the cut brush and trees were left lying in the buffer/ditch and right-of-way. If the debris is not cleared in 30 days, the Board will ask the homeowner to clean it up.

**2. Lake Management Planning Committee:** Reiteration of plans for workday to clear undesirable plants and brush from the lakeshore in preparation for planting of beneficial plants. The undesirable plants are exotic and/or invasive.

## **OLD BUSINESS**

1. Website message board rules - As discussed at the February meeting, Marla searched and found a set of rules that would be appropriate for the Lake Tallavana message board. The rules were previously sent to the Board members and have since been posted on the website message board. The message board was then brought back up. Linda Ortiz has been asked to review the message board at least every other day to check for objectionable posts. If there are any questions of inappropriate contents, Linda will immediately contact the Board. Any posts made about someone specifically will be automatically pulled off the message board.

**NEW BUSINESS**

No new business.

With no further business, meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Debra Robinson  
Corporate Secretary

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

**March 04, 2010**

**Minutes/Report**

Meeting of the monthly Architectural Control Committee (ACC) was held on March 04<sup>th</sup>, 2010 at the pavilion of Lake Tallavana.

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

THA Members –Larry Jones

**Approvals:**

Robert & Marla Griffin, 410 Tallavana Trail, submittal for 3 car carport with metal roof (same color as house roof) and re-stain house in existing color.

Shon & Mary Jane Brower, 405 Deer Pass East, submittal for 8' x 12' garden shed, located behind the house, not in buffer.

**Pending:** None

**Other ACC Issues:** None

Respectfully submitted,

Gary Robinson, ACC member  
Typed by:  
Debbie Robinson  
Corporate Secretary for Tallavana Homeowners' Association