

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on May 10, 2005 in the meeting room of the Havana Library, Havana, Florida.

PRESENT: Mike Mapstone, Tom Scott, Mike Jefferis, Don Magruder and Kimsey Helms, Board members, Debbie Robinson, Corporate Secretary. See attached list of others in attendance.

ABSENT: Jean Wood, President and Joe Smyth, Director

The meeting called to order at 7:10 pm by Vice-President, Mike Mapstone, presiding in the absence of President Jean Wood.

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

Approval of Agenda:

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

Approval/Corrections of April 2005 Minutes:

MOTION BY KIMSEY HELMS THAT THE MINUTES BE APPROVED AS CORRECTED. SECONDED BY TOM SCOTT. MOTION CARRIED. (Correction for grammatical error.)

Treasurer's Report: Mike Jefferis reported the total deposit for April was \$2,078.00, expenses of \$6,537.94, checking account balance is \$18,734.49, and the balance in the sinking fund is \$225,135.05. Expenses included two carp removals and road/culvert work for both dirt and paved roads.

It has been suggested by Collins Accounting that the Association Secretary/Bookkeeper take over the duties of deposits and payables. The Association is using the same accounting software as Collins and would actually be easier for the bookkeeper. Collins would still be involved to audit and for income tax preparation. There would be a savings to the Association of \$180 per month that is currently the monthly fee for Collins. The Board was in agreement to have the responsibilities shift from Collins Accounting to Debbie Robinson, Corporate Secretary/Bookkeeper. Although the Association's current insurance policy covers employee theft, Mike Jefferis will check with our agent to see if we need anything else.

Mike Jefferis met with Debbie to discuss the possibility of changing banks. The Association checking account is with Capital City Bank and the sinking fund is at A.G. Edwards. It was discussed that if all funds were with the same institution, it would be beneficial to the Association to have the ability to transfer to the savings account in a timelier manner. Mike and Debbie will investigate several options including banks and credit unions. The Board was in agreement to proceed.

A list of members who are delinquent for 2004 was distributed to the Board. Some of the members listed have been delinquent for more than one year and already have at least one lien against their property. Two of the delinquent accounts are lots and information will be turned over to the attorney for possible foreclosure proceedings. On one account, the owner on record says he is not the owner and on the other account, the owner on record refuses the invoices, which are returned to our PO Box.

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MOTION BY MIKE JEFFERIS THAT A LETTER OF NOTICE TO LIEN 30 DAYS FROM RECEIPT OF LETTER FOR FAILURE TO PAY BE MAILED TO THE MEMBERS WHO ARE CURRENTLY DELINQUENT FOR 2004. SECONDED BY KIMSEY HELMS. MOTION CARRIED.

If a member pays the delinquent amount within the 30 days, a lien will not be filed.

Correspondence/Phone Calls:

No phone calls or correspondence reported.

BOARD REPORTS

Member Relations: Mike Mapstone

The volunteer workday on April 23rd saw the accomplishments of a new split rail fence to protect the new drain field, weeding and planting in the butterfly garden, the new dock was pressure washed and the sign at the boat ramp was pressure washed and repainted with the lettering detailed. The volunteer crew did not have time to repair the restrooms or replace the locks.

The web site received 726 visits for March and 3 visits for April. The web master did report a problem with the website report for April and stated that the 3 visits for April is incorrect.

Legal: Don Magruder and Mike Jefferis

A. Lincicome case – The fence blocking access to the proposed easement has been moved per the agreement. The next step is for the Association to follow through with their commitments to build the fence along the easement to the boat ramp, install a new gate at Mason Way and fence a short distance on both side of the gate to prevent access around the gate.

Also the gate that is at the west end of our 30 acres needs to be move to the farthest east end where there has been a problem with trespassing and dumping. The Association needs to get this property surveyed to insure that the gate is placed on THA property. The gate is so that there is access to the power easements by Progress Energy but not to be used as access by the public. The gate will no longer be needed at the west end of the 30 acres, as this area will be accessed by THA members to enjoy the Sheffield Preserve.

MOTION BY TOM SCOTT THAT THE THA 30 ACRES BE SURVEYED SO THAT WE CAN DETERMINE THE BOUNDARIES FOR FENCING THE FAR EAST SIDE. SECONDED BY MIKE JEFFERIS. MOTION CARRIED.

There was further discussion that the gate needs to be moved as soon as possible. It was suggested that Don Magruder contact the survey company that is to do the Lincicome easement and see if they can do the THA 30 acres at the same time, providing that the easement survey has not been done. Once the property has been surveyed, a volunteer workday would be scheduled to install the fence.

B. Connelly case –Our attorney has drafted language to Stivers to close the case. The agreement remains tight.

C. Heidenreich/Magnolia Ct. & Pine Top Ct. - Mr. Heidenreich's attorney contacted THA attorney, Ken Abele, concerning his desire to settle the issues with Magnolia Court and Pine Top Court. Mr. Heidenreich is offering to clean out the holding pond on Magnolia Court and has asked what else he might do to get the Association to settle and accept the deed for Magnolia Court. At the same time, Mr. Heidenreich would like to settle the issue of the ingress/egress of Pine Top Court. The original plans called for Pine Top Court to be accessed via the lower end of Tallavana Trail. Newer plans moved the

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entrance to the upper part of Tallavana Trail where it is paved. Mr. Heidenreich wants to change the access to Pine Top Court to the original plan. The Board is concerned that the drainage issues we have had with Magnolia Court will be repeated if Pine Top Court is accessed from the bottom.

It has been determined by FDEP that the holding pond at Magnolia Court is not being maintained properly and in fact needs to be re-engineered and re-designed as now there appears to be ground water entering the pond. It is also unclear who is responsible for the holding pond. Involved parties are waiting on clarification from the FDEP.

Other than the holding pond issue, the Association is requesting that the sod along Magnolia Court be lower than the pavement. Currently the sod is higher which causes the rain to drain onto Magnolia Court and straight downhill.

Regarding the location of Pine Top Court, one of the main questions is what has been approved by DEP. Which direction are the water lines and storm water drainage approved for by DEP?

Ken Abele represented the Association in the Connelly case but has not been directed to represent THA on the Heidenreich issues. Mr. Abele contacted the Association to inform us of his contact from Heidenreich's attorney and asked if we wanted him to represent us on this matter.

There was further discussion concerning all of the storm water retention ponds in Tallavana. The engineer from DEP noted that all of the ponds are in need of cleaning and/or repair. The DEP representative did say that the permit holder is the party responsible for the holding ponds maintenance. It was suggested by board members that due to the complications that could arise, we should consider maintaining Ken Abele as our legal representative and ask him get involved in this matter or give him permission to make the needed contacts with other attorneys who are familiar with environmental laws and regulations. The priority items will be Magnolia Court and Pine Top Court.

MOTION BY TOM SCOTT THAT THE BOARD ACCEPTS ATTORNEY KEN ABELE AS OUR REPRESENTATIVE TO WORK WITH MR. HEIDENREICH AND RESOLVE THE ISSUES OF MAGNOLIA COURT AND PINE TOP COURT. MR. ABELE WILL ALSO BE GIVEN OUR PERMISSION TO SEEK HELP AS NEEDED. SECONDED BY KIMSEY HELMS. MOTION CARRIED.

Acquisition of Deer Pass – It appears that the property owners own some sections of Deer Pass but there is an easement held by Tallavana Properties. Attorney Jack Harnett is working with Mr. Pennington, Tallavana Properties, to transfer the easement to THA.

Don presented a draft for a "ticket" for noncompliant vehicles parked at the boat ramp. Vehicles parked at the lake/pavilion not displaying the Tallavana auto decal will be issued a warning. There is a growing problem with non-members using the lake but without the members being in compliance by displaying a THA auto decal, it is impossible to distinguish member from non-member vehicles. There was discussion concerning the draft notice with the conclusion that the "ticket" that was used several years ago was still the best form. It was suggested that some of the longer established members be contacted to see if they might have a copy of the notice. There was also discussion concerning the guests of members using the pavilion area with the suggestion that we might develop and provide a guest pass.

Don reported that his attempts to contact the owner of the property on the backside of the dam have been unsuccessful. Mr. Park Brittle is the owner on record. Once Don makes contact, we will be asking Mr. Brittle if he would be willing to donate or at least sell THA the 12 acres behind the dam. Also, would he object to us going on the property for repairs to the backside of the dam. Don will continue his attempts to contact Mr. Brittle.

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Lake Management: Reported by Tom Scott

Restoration update: Tom reported that the permit has been applied for with the engineered drawings. Sean is attempted to make it so that other lake property homeowners' can be added after permit approval. Once the permit is issued, it will be good for 10 years. There was a change in personnel at DEP and right now there is not a time frame for receiving our permit. Once we get the permit, the lake level will have to be dropped to do the shoreline restoration work.

To follow up with April meeting's discussion of the lake level – Tom spoke with Candy Trimble and it has been determined that there will be a Lake Planning Committee meeting on June 4th at the pavilion. Pat Powell volunteered to call the committee members and set the meeting. Tom will contact Sean McGlynn to ask if he could attend the meeting.

Lake Watch – Pat Powell: Pat is scheduling next Lake Watch for Saturday, May 14th providing it does not rain. Pat mentioned the difficulty of having a full crew and said that more people need to be trained on the DO meter.

Tom Scott gave a short review of the Annual Lake Report. The largemouth bass health appears to be excellent. Of the 105 that were measured, only 13 were less than excellent. There are not as many fingerling bass and we may need to restock by 2007. Our lake biologist recommends vegetation plantings during the draw down for shoreline restoration. Most of the vegetation that was planted a couple of years ago is gone. It is hoped that after the shoreline restoration the vegetation will last longer. The biologist noted some nutrient problems and there are definite sediment issues. There will be more report details in the upcoming newsletter.

Security: Reported by Debbie Robinson for Joe Smyth

It was reported that Scott Ivey worked 20 hours for the Association and 18 hours on duty in the month of April. Scott performed 76 house checks and 16 vehicle stops. Billy Kemp worked 20 hours in April. It was also reported that Billy did a fish check with a bass measuring 14 ¼" long.

Gate: No real problems with the gate. It has been observed that there are several people using the exit gate to enter but most of the vehicles appear to be commercial.

Roads, Grounds & Dam: Kimsey Helms, Mike Jefferis and Tom Scott

Kimsey reported that the D-8 pond has been cleaned out. The clean out provided two load of dirt for the membership and they are to help themselves to as much as they want. The dirt is located near the 12 pipes on the west side. Dirt from D-8 was also used as fill around the new drain field.

Due to extreme rains, the dirt roads have been graded with more work to be done on Deer Pass East. The equipment has been dropped off to repair the culverts near the end of Honeysuckle but there is a hold up on receiving all the materials. The culvert repair on Tallavana Trail is done and the ditch will be repaired after the backhoe is removed. Peavy will be repairing the blacktop on Tallavana Trail at Honeysuckle since it was their equipment that damaged it while unloading.

Mike Jefferis will be meeting with a Peavy representative to discuss repairs to the culverts at the D-8 pond. Severe erosion problems around the culverts were discovered when the D-8 pond was cleaned.

Kimsey reported that Marc Cocke is keeping busy with the mowing. By Memorial Day weekend, Marc will have done a full mow. Donna Johnson reported that the pavilion is scheduled for all the weekends in May. Tom mentioned that Marc would need to bury the carp after the next shocking. Tentative day is Friday, May 13th.

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Kimsey reported that our sign stating that the Association is not maintaining Magnolia Court is still in place. On the same topic of signs, Mike Jefferis will continue working with Mark Palmquist to make signs that are near the same as what we currently have. Mike would like to take some of the signs down and refurbish.

COMMITTEE REPORTS

ACC: Reported by Pat Powell in the absence of Diane Sheffield

ACC meeting held on April 27th, and the following items were recommended by ACC for Board approval:

a-1. Robert Schara, 3835 Tallavana Trail, back yard fence made with pressure treated lumber. Submittal for a pool was not approved at this time, as location did not observe the buffers.

a-2. Earl Mills, 3801 Tallavana Trail, submittal for a 20' X 24' carport attached to the house. Plans for a 14' X 24' workshop were also submitted. Mr. Mills withdrew his submittal at the board meeting as there are problems with the engineering of his project. He will re-submit at a later time.

MOTION BY DON MAGRUDER THAT THE SUBMITTALS TO THE ACC BE APPROVED AS RECOMMENDED. SECONDED BY TOM SCOTT. MOTION CARRIED.

Details of ACC recommendations on file.

b. Magnolia Court – Previously discussed in Legal.

Policy Committee: Reported by Cece Smyth for Joe Smyth

Joe is still working on gathering old records with the hopes of contacting Diane Sheffield for some help. Joe plans to have a committee meeting in June.

OLD BUSINESS

1. Policy for opening of security gate – The draft was presented to the board for review with possible approval at the June Board meeting.

NEW BUSINESS

1. Trespassing on Sheffield Preserve – There is evidence that someone is driving through an opening in the fence on the far side of the Sheffield Preserve and gaining entrance to Lake Tallavana. Although most of the discussion concerning this issue is covered under Legal, there was further discussion about the possibility of fencing the far east side as well as posting no trespassing signs. It was also suggested that we ask Billy to watch this area more closely until we get a gate in place.

With no further business, at 9:10 pm, Kimsey Helms moved to adjourn, Tom Scott seconded.

Respectfully submitted,

Debra Robinson
Corporate Secretary