

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on May 08, 2007, at the Havana Public Library in Havana, Florida.

PRESENT: Tom Scott, Mike Mapstone, Mike Jefferis, Kimsey Helms, Bill Oswald, Rob Combs and Neil McDonald Board members, Debbie Robinson, Corporate Secretary. See attached list of others in attendance.

ABSENT:

The meeting called to order at 7:00 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:

No revisions or additions.

KIMSEY HELMS MOVED TO APPROVE THE AGENDA AS WRITTEN. MIKE MAPSTONE SECONDED THE MOTION. MOTION CARRIED.

Approval/Corrections of April 2007 Minutes:

Spelling correction.

MIKE JEFFERIS MOVED TO APPROVE THE MINUTES AS CORRECTED. KIMSEY HELMS SECONDED THE MOTION. MOTION CARRIED.

Treasurer's Report: Mike Jefferis reported the total deposit for April was \$15,711.46, routine operating expenses of \$3,651.12, \$45,514.92 in major project expenses, checking account balance is \$674.00, Money Market balance is \$6,364.70 and the balance in CDs/Savings is \$159,672.85. Routine expenses include administration expenses, routine maintenance and security. Major project expenses included partial payment for shoreline restoration, partial payment for culvert work on Hickory and work done behind the dam.

Mike reported that the budget is on schedule for the first 4 months in receipts and projects.

Delinquent accounts update: No report.

Correspondence/Phone Calls:

1. Tom Scott received several phone calls regarding shoreline restorations. Members were inquiring if they are on the permit, names of the contractors and other general questions. There were a couple of the calls pertaining to creeks cutting through the property that would normally be under water. In answer to the last referenced calls, Tom indicated that the ground would fill and return to normal once the lake filled to normal pool.
2. Tom received a call regarding the streambed between Lots 29 & 30. There are erosion problems, especially with the lower lake level. The Association does not have a drainage easement between these two lots. Also, the runoff from the adjoining property owned by Lambert, is currently under investigation. And, plans to enlarge and enhance the D-8 pond are currently being reviewed by DEP.
3. Tom received a phone call concerning Christmas trees on the barge near the boat ramp. The caller was concerned about the trees being a fire hazard. Tom investigated and found three small Christmas trees on the barge. No action taken.

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4. Mike Jefferis received a phone call from Kevin Reed inquiring about slow curve signs placed on Hickory. Kevin reported to Mike that speeding has been a problem on Hickory, especially at the sharp curve where there are three driveways. Mike suggested calling Scott Ivey regarding the speeding.
5. Mike Mapstone received a call from Colleen Chase on April 21st regarding the amount of smoke in the neighborhood. Mike did drive around the neighborhood and it was determined that the smoke was from the South Georgia fires. Kimsey also received calls reporting smoke.
6. Mike Mapstone received a call from John Whitehead concerning the pile of lime rock across the road from him. The property owner had some rock left over from the shoreline restoration and left it piled near the road. The property owner instructed a worker to bury the lime rock where it was sitting. While the worker was digging a hole, a phone cable was damaged.
7. There were a series of emails and phone calls regarding a fatal attack on a Chihuahua by pit bull. It was not a pit bull but an English Bull Dog. The bulldog was being walked on a leash when the Chihuahua (not on a leash) challenged the bulldog. In defense, the bulldog bit back and killed the Chihuahua. Scott Ivey was called to investigate the attack and cleared the bulldog. The bulldog is now walked with a muzzle and short leash.
8. Tom received emails and phone calls regarding an 8 ft. gator in the lake. FWC was called and it has been removed.

BOARD REPORTS

Legal: Mike Jefferis

- A. Magnolia Court – There is no change to report.
- B. Lambert runoff – Update: Answers were provided to Lambert’s attorney and we have sent our own questions. The case is still in discovery.
- C. Lincicome easement agreement – There have been no responses from Stivers or Ms. Lincicome to our phone calls and letter. We would like to proceed with the collections process pending the foreclosure issues currently involved with this property. Without an signed agreement, the fence is on the Tallavana easement.

Member Relations: Mike Mapstone

Mike reported that the web site had 331 visits in April.

The deadline for the summer newsletter is May 15th. All members are welcome to submit articles.

Lake Management: Tom Scott & Bill Oswald

Tom reported on the email received by Kimsey regarding old tires in the lake. Kimsey’s email was a report on the tires being removed from a coral reef in the gulf and questioned if we should remove the tires from Lake Tallavana. Tom looked further into the reason and found that the tires were being removed from the gulf because hurricanes had moved the tires and they were endangering the coral reef. The tires are not being removed due to an environmental issue. It was decided that the tires in Lake Tallavana did not pose a problem.

The topic of woodpiles in Lake Tallavana was discussed. Some homeowners restored their decks over water and left the wood on the lake bottom. Tom asked Bill to check the woodpiles while on the

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lake. The woodpiles need to be securely anchored. Tom will remind homeowners to anchor or remove cut trees and woodpiles in his newsletter article.

Shoreline Restoration update – Most of the homeowners who were going to restore their shoreline during this draw down have completed the project or are near completion. There are a few still working on their decks over water.

The additional names to be added to the THA permit for shoreline restorations has not been approved.

D-8 Pond Restoration update – DEP is still asking questions and the 90 day period has not yet started.

Bill Oswald reported the harvest of 306 carp in April. During the last time out, Bill found that 1-2 carp had roe. Tom asked Bill to check even more carp, at least half of those captured, for roe. We need to determine if most of the carp have laid their eggs yet. If not, the carp may be waiting until the water level reaches the grasses where they would normally lay their eggs. The lake biologist suggested that if the possibility is strong for the carp to lay their eggs in the grasses, then we might want to consider dropping the lake level to below the grasses. What we hope to prevent is a huge carp production. Bill also mentioned that we might consider a ban on using minnows for bait. Minnows that get loose or are dumped in the lake become larger shad, which in excess could become another problem.

Tom briefly reviewed the Annual Fish report. There seems to be plenty of blue gill but only smaller sizes, good trophy bass, and the crappie are rebounding. The larger bass are in good shape but food sources are slim for the smaller bass. The report suggested monitoring the plants and the oxygen level. An aeration system was recommended and such a system has been budgeted in our 10-year budget. The aeration system needed would be more for the depths and not a fountain type system. The report indicates that the constant harvesting of carp is working.

Lake Watch – Pat Powell: Lake Watch is suspended until the lake level returns.

Security: Rob Combs

Rob reported that Scott Ivey worked 20 hours for the Association in April and another 16 hours on duty with the Gadsden Sheriff's Department. Scott performed 17 vehicle stops and 86 house checks. Billy Kemp worked 8 hours in April. Billy submitted his two-week notice but would be willing to help find his replacement. Rob will talk with Billy concerning his replacement.

Rob mentioned the membership needs to be reminded on the proper application of the Tallavana auto decals. Decals are to be placed on the backside of the inside rear view mirror to be seen from the front of the vehicle.

Gate: No problems with the gate.

Roads, Grounds & Dam: Kimsey Helms and Mike Jefferis

Kimsey reported that as a result from complaints of the dust on Hickory, a load of sand was spread on top of the existing road material. This is experimental to see if it helps with the dust. If it works, then sand may be tried on other dusty areas.

Mowing is being kept to a minimum with the pavilion and gate area getting most of Marc's attention.

Mike reported that the guardrails along the dam should be installed later this week. Also the grass will be fixed. While the Peavy representative is in the community, the cracking area on Tallavana Trail will be viewed to determine how to proceed with repairs. Peavy will also review the areas of Tallavana that have been damaged by trucks hauling sand and rock.

COMMITTEE REPORTS**ACC:**

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

Approved submittals: Reaver & Daleen, 187 Deer Pass East – storage/workshop structure; Runnels, 4203 Tallavana Trail – shed; White, 646 Hickory Lane – detached garage; Shields, 1671 Tallavana Trail – variance for drive turn around in buffer due to relocation of drain field; West, 60 Quail Ct. – rail fence.

Mark Palmquist, ACC Chairperson, complimented the ACC members for their willingness to go out on a moments notice for a site visit and their accommodating attitudes. The ACC looks to the Policy 200 for guidance but maintains the importance is in the harmony and conformity of the neighborhood.

The ACC discussed the details of the listing for 4104 Tallavana Trail. The listing indicates plumbing and electricity in a room above the garage. While the realtor does not specifically advertise the possibility of separate living quarters above the garage, the realtor should be notified of the restrictive covenants prohibiting more than 1 single family dwelling per lot. Mike Jefferis volunteered to draft a letter to the realtor reminding her of the restrictive covenants.

Concerning the Bravo shed, Mike Jefferis has made several attempts to reach Mr. Bravo for a face-to-face meeting the next time Mr. Bravo is in Tallavana. No meeting has been set as of this date.

For the record, Minutes/Report of the ACC meeting are attached.

The ACC is currently made up of 5 regular members and one alternate. A second alternate is being recommended to serve on the ACC. President Tom Scott recommended Tommy Baker to serve as an alternate on the ACC. The Board unanimously approved.

Last ACC item – Don Jones has painted his house a questionable color. The ACC files will need to be reviewed to see what color was submitted and approved before approaching Don.

Governing Documents Review Committee – Mike Jefferis

As previously reported, Linda Ritchie has volunteered to chair this committee and is in the process of organizing it.

OLD BUSINESS

1. Normal Lake Level Discussion – There was discussion that the lake may have to be lowered to prevent the carp from laying eggs in the grass if the lake level rises into the grass. There was no discussion on the level of the normal pool.
2. Discussion of RVs and trailers – There is no update. There are no blatant problems. Subject is to be dropped from the agenda.

NEW BUSINESS

1. Board Member Mike Jefferis announced his resignation effective after the June Board Meeting. Mike and his wife are moving to Georgia.
2. Kimsey Helms mentioned that Native Nursery has 1 gallon, 2-3 foot tall cypress trees for

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\$6.99 each up to a quantity of 100 or \$5.99 for quantities over 100. Kimsey wanted to mention this to the Board while the lake was down and the opportunity to plant the cypress was present.

MIKE JEFFERIS MOVED TO PURCHASE BALD CYPRESS TREES UP TO AN AMOUNT OF \$250 FOR PLANTING ALONG THE COMMON SHORELINE. BILL OSWALD SECONDED THE MOTION. MOTION CARRIED.

A workday will be scheduled to place the pallets on the lake bottom for fish attractors and plant the cypress.

With no further business, meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Debra Robinson
Corporate Secretary

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

May 01, 2007

Minutes/Report

Meeting of the monthly Architectural Control Committee (ACC) was held on May 1st, 2007 at the Havana Public Library in Havana, Florida.

PRESENT: ACC Members – Mark Palmquist, Pat Powell, Jim Grantham, Linda Ritchie and Earl Mills. THA Members – Tommy Baker, Mike Jefferis, Neil McDonald, Teresa Reaver and Corporate Secretary, Debbie Robinson

Approvals:

Teresa Reaver & Leitner Daleen, 187 Deer Pass East, submittal for 25' x 40' structure for storage and workshop. Structure will not be visible from the road and there will be no access from the road to the building. No mature trees are to be removed. The building will have electricity and water. Water will be piped to a hose bib or faucet and at no time will toilet/sink/shower facilities be installed. Structure will never be modified and used as occupancy. Building materials to match those of the existing.

Larry & Pat Runnels, 4203 Tallavana Trail, submittal for 10' x 12' shed. Shed will be integrated in the fence along the back yard. No buffers encroached and no trees to be removed. Color to match house.

Buddy & Carolyn White, 646 Hickory Lane, submittal for 18' x 18' multipurpose garage. Building materials to match the house. Structure to have electricity and floor drain but no running water. Structure cannot be seen from the lake, no buffers are encroached, and no objections from the neighbors.

Greg & Melanie Shields, 1671 Tallavana Trail, submittal for variance. The relocation of the septic drain field, as requested by the Health Dept., necessitated a change in the driveway and nearly cut off the access to the garage. Shields asked for a variance that the approach to the garage encroach the east buffer by five feet. The new drain field occupies the area where the turn around area would normally be located. Also, the house is positioned with one corner in the buffer. The Shields are responsible for the variances to be recorded on their deed.

E. Susanna West, 60 Quail Court, submittal for a decorative two rail wood fence. The fence location is to be set back behind the large pine trees that border the property and the road. ACC recommended a minimum setback of 4' – 6' from the largest pine tree.

Other ACC Issues:

The home at 4104 Tallavana Trail, owned by Charles Williams, is currently for sale. The realtor listing indicates plumbing and electricity in a room above the garage. While the realtor does not specifically advertise the possibility of separate living quarters above the garage, the realtor should be notified of the restrictive covenants prohibiting more than 1 single family dwelling per lot. The ACC thought that the room above the garage was an afterthought and not approved in the original plans.

Mark Palmquist wanted to go on record to let the membership know that the ACC members have been going on a moments notice to accommodate the submittals as soon as they are received. If the ACC cannot make site visits as a group the individuals have been going on their own.

Mike Jefferis reported to the ACC on the Bravo issue. Mike was assigned to write an ultimatum to Mr. Bravo regarding the shed that he moved to the front yard. Mike would like to discuss the issue personally with Mr. Bravo and asked if an ACC member would also attend the meeting. Mike will contact Mr. Bravo and see if a meeting can be arranged for the next time Mr. Bravo is in Tallavana.

Mike Jefferis and Linda Ritchie discussed some of the governing documents issues with our attorney, Ken Abele. The ACC may want to revisit Section 200 (ACC policy).

Respectfully submitted,

Debbie Robinson
Corporate Secretary for
Tallavana Homeowners' Association