

## TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on November 11, 2003 in the community room behind the fire station, Havana, Florida.

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

ABSENT:

The meeting called to order at 7:01 pm.

Meeting being recorded by Association Secretary.

### Approval of Agenda:

MOTION BY BILLY CABANAS, SECONDED BY TOMMY BAKER, THAT THE AGENDA BE APPROVED AS AMENDED. MOTION CARRIED.

### Approval/Corrections of October 2003 Minutes:

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

**Treasurer's Report:** Tommy Baker reported that income for October was \$7,579.04, expenses of \$3,737.95, checking account balance is \$41,229.22 and sinking fund balance is \$145,412.90. No large expenses to be reported.

MOTION BY JEAN WOOD, SECONDED BY BILLY CABANAS, THAT THE TREASURER'S REPORT BE APPROVED AS READ. MOTION CARRIED.

### Correspondence/Phone Calls:

1. Don Magruder has been in contact with TEC about proceeding with the tree trimming as scheduled. A representative was sent to meet with Don to discuss how to deal with the homeowners as the trimming comes through on the right-of-ways. The service lines to the home will also be inspected and if found in need of trimming, the homeowner will be contacted for approval before trees are trimmed. The trimming is to start about the 2<sup>nd</sup> week of December. The contractor in charge of the trimming is Musgrove Construction, Dan Dowdy, 508-5436.
2. Jean Wood received a phone call from Diane Sheffield regarding the trees being cut down in the buffer zone at Jean's neighbor. As soon as Jean discussed this with her neighbor, the cutting stopped. Her neighbor was confused in the tree size that could be cut.
3. A letter to Waste Management was sent asking that the trucks observe the speed limits when driving on all the roads of Lake Tallavana. Kimsey received a phone call from Pat at Waste Management stating that the truck sometimes has to wait up to ½ hour before they can get in the gate and so they speed to make up the time. Gate cards will be issued.

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## **BOARD REPORTS**

***Legal:*** Don Magruder.

Connelly case – There is no progress to date. Our attorney is still attempting to meet with the Connelly's attorney to discuss going for a summary judgment.

Richard Connelly asked to go on record that his attorney has tried to contact THA attorney without success.

Lincicome case – Don had a meeting with Jack Harnett. Presently he has contacted the Lincicome's attorney to discuss the agreement that was signed by the Lincicomes and the problems of getting access to the new 50-foot easement.

Further meeting with Mr. Harnett, Don reported that the THA Board should send a letter to all residents of the Mason Drive section informing and reminding them that all owners and future owners of property in the Mason Drive section are legally prohibited from providing access across their lots to any egress out of the Mason area. (Harris Court Case)

Also, Mr. Harnett recommended that the THA Board, in order to provide proper notice to all future property purchasers in Lake Tallavana, re-state and re-record the Lake Tallavana Covenants. Since THA did not amend or revise the covenants by January 1, 2002 and they were automatically extended for another 10 years, it is incumbent upon THA to state that fact and record it so that future purchasers will be put on notice that they have been extended.

And, Don and Mr. Harnett discussed the amount of outstanding debts owed by some homeowners. One option is to go to small claims court. Or (lots only) THA could foreclose on the property, which cannot be done if there is a home on the property.

Last, Mr. Harnett counseled that the Board gives authorization to install the water and electrical service to Linda Ritchie for Enchanted Forest. Three caveats were stated in a 10/28/03 letter to Linda Ritchie. Copy of letter in correspondence.

***Lake Management:*** Reported by Billy Cabanas

Helge Swanson is still working out problems with the Department of Environmental Protection on the D8 pond retrofit.

There will be a carp removal on November 17<sup>th</sup> providing the conditions are favorable. Tommy Baker is to make the contact for having the carp taken away once they are harvested. A second carp removal will be in December but is not yet scheduled.

Cormorant control will begin soon as 15-20 birds are already here. The residents should be aware of the activity, which is to mostly scare the cormorants. A minimum amount of birds can actually be taken. Billy stated that volunteers and a boat are needed.

Lake Watch – Pat Powell: Committee went out Sunday morning. Several cormorants were spotted. Report was not available at this time.

***Security:*** Tommy Baker

Tommy contacted the realtor that had the THA gate phone number listed on their website. The

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realtor did remove the number. Tommy is to receive a contact at the Tallahassee Board of Realtors who can do a broadcast e-mail to inform realtors that our gate number is not to be posted on their websites. Our gate number should be treated like the security number on our home.

Tommy will begin the process to change the number to the gate. He will contact Bell South and get the change lined up so that the new number can be announced at the annual meeting. The approximate cost for a new gate number is \$150.00.

The vandalism to the restrooms seems to have decreased. Mark Cocke reported broken concrete chunks in front of the restrooms but there was no damage to the building.

**Gate:** Since the time change, the timers seem to be off. Bill Oswald has been contacted to correct the timing problems. There also have been reports of the gate having problems opening and closing.

**Roads, Grounds & Dam:** Kimsey Helms and John Staron  
John – no report.

Kimsey reported that the dirt roads will have material added and will also be grated.

**Member Relations:** Reported by Linda Ortiz

The Social Committee met on Saturday, November 8<sup>th</sup>. Plans for the Christmas party included the date of December 6<sup>th</sup>, beginning at 5:00pm at the pavilion. THA will provide hams, turkeys, and beverages. Remainder of dishes to be furnished by the members.

The e-mail newsletter was sent out. This will also be quarterly but will be sent between the printed versions.

Deadline for the printed newsletter is Nov 15th.

Linda reported that the THA website had 201 visits during October.

The Newsletter Committee discussed selling advertising in the newsletter. After discussion among the board and attending members, the consensus was not in favor of ads in the newsletter.

**ESQ:** Reported by Bob Harrer – No Report, Bob was absent.

## **COMMITTEE REPORTS**

**ACC:** Reported by Mike Mapstone

November 4th meeting held, three items approved:

1. Approval of a 16' x 10' tool shed of wood, materials to match house at 1615 Tallavana Trail. Front and side buffers are properly observed.
2. Approval of a 8' x 10' aluminum storage shed, color to match house at 567 Hickory Lane. Rear and side buffers are properly observed.
3. Approval of an aluminum screen enclosure, 15' x 20' attached to the rear left of house at 3825 Tallavana Trail.

MOTION BY DON MAGRUDER, SECONDED BY JOHN STARON, THAT THE RECOMMENDATIONS BY THE ACC BE APPROVED. MOTION CARRIED.

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ACC Chairperson Mike Mapstone is working on a building permit and will have one ready before the next ACC meeting. He is using a sample obtained from Gadsden County for the guidelines.

Mike has not yet taken the pictures from the approximate same angle of the Emory Morris home to determine if and/or how many trees have been removed. Mike said he would have this done before the next meeting. Also, Mike said the additions that Emory has built are not the same additions submitted for ACC approval.

Mike has been in receipt of a partial submittal for a home in progress on Honeysuckle. He is expecting color samples for siding, trim, doors, windows, and roof by Nov. 12<sup>th</sup>.

On Nov. 8<sup>th</sup>, Mike was made aware of a violation of covenant and restriction #17. A call to the homeowner at 829 Tallavana Trail was made, a message left, but there has been no response. Since this is a violation of a covenant and restriction, Mike suggested that the board should act in pointing out this violation and possible mitigating remedies the homeowner can effectuate.

There have been no responses to the letters sent to the Beckwiths or the Harrells. Mike did mention that the phone number stated on the letters was incorrect and corrected letters should be sent.

Details of items in written report submitted by Mike Mapstone and filed with minutes.

**Welcome Committee:** Reported by Carolyn Palmquist

The Welcome Committee has assigned 4 visits. It was suggested that maybe on the next dues statements, that an insert mentioning that if there has been a property transfer to please inform the bookkeeper. There have been people move in and there has been no notice given to the bookkeeper, Newcomer Committee or anyone. We are not able to greet our newcomers if we don't know they are here.

**Mason Drive Ad Hoc Committee:** Reported by Roxann Dunn

Roxann submitted a draft committee presentation. The new name for the Mason Drive Ad Hoc Committee is Lake Tallavana Community Enhancement Committee. This committee is to be made up of residents from all sections of Lake Tallavana and a sign-up sheet for this committee will be available at the Annual Meeting. Roxann did ask that the Mission Statement be on record, which states:

The purpose of the Committee is to address the concerns of Lake Tallavana property owners equitably in regard to the improvement of the quality of living within the whole community, particularly as it relates to various projects that would improve, sustain and preserve the deed restricted, private community of Lake Tallavana.

Details of written report submitted by Roxann Dunn and filed with minutes.

**Budget Review Committee:** Reported by Donna Johnson for Chairperson Don McEwen

The committee had its first meeting on Saturday, there were 6 present. The committee plans to have a draft by the December board meeting for input from the board. The committee has recommended two items so far, the increase of pay to the Secretary/Bookkeeper for the 40-60 hours per month and considers a stipend for the Webmaster for 40 hours per month.

Members of the committee are: Don McEwen, Diane Sheffield, Mike Mapstone, Lance Ortiz, Debbie Robinson, Skip Sheffield, Donna Johnson and Roxann Dunn.

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Debbie Connelly asked to go on record to protest against a husband and wife on the same committee.

The Budget Review Committee also would like the Board to consider reinstating the Pavilion committee to study the costs needed for repairs and future plans.

**OLD BUSINESS**

1. The Board has recommended the following for the Nominating Committee:  
Jean Wood recommended David Trimble  
John Staron recommended Tom Hanson  
Don Magruder recommended Douglas Crawford  
Kimsey Helms recommended Beth Harrer (alternate)  
Billy Cabanas recommended Matt Puckett  
Linda Ortiz recommended Christina Gordon  
Kimsey Helms will appoint an interim chairperson until the committee's first meeting where they will agree upon the chairperson.
2. As mentioned in the ACC report, no response from either Beckwiths or Harrells.

**NEW BUSINESS**

1. Linda Ritchie made a presentation to the Board about her development of Enchanted Forest. Linda's property is at the end of Quail Court. There are to be 5 lots on a recorded plat. The covenants will be recorded on the plat. It has been discovered that Quail Court has never been turned over to Tallavana Homeowners' Association and is still owned by Tallavana Properties. Don Magruder and Linda are to work with the attorneys to solve this issue.
2. The Board's first choice for the Annual Meeting is Jan. 24<sup>th</sup>, 2004, the second is Jan 31<sup>st</sup>. Meeting place options are Havana Middle School, Tallavana Community Church or Tallavana Christian School Gym. Debbie will begin the process to secure a meeting place for either date.
3. The Gadsden County Public Library is holding its annual fund drive. Funds are raised to cover important library activities and expenses not funded by Federal, State and County.

MOTION BY DON MAGRUDER, SECONDED BY TOMMY BAKER THAT THE HOMEOWNERS' ASSOCIATION DONATE \$100 TO THE GADSDEN COUNTY PUBLIC LIBRARY SINCE THE HAVANA LIBRARY DOES NOT CHARGE FOR OUR MONTHLY MEETING ROOM. MOTION CARRIED.

With no further business, at 9:25 pm, the meeting was adjourned.

Respectfully submitted,

Debra Robinson,  
Secretary to the Board

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