

## TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on October 12, 2004 in the meeting room of the Havana Library, Havana, Florida.

PRESENT: Jean Wood, Tommy Baker, Linda Ortiz, Don Magruder, Kimsey Helms and Tom Scott, Board members, Debbie Robinson, Secretary to the Association. See attached list of others in attendance.

### ABSENT:

Prior to October board meeting, Treasurer, Donna Phillips submitted her resignation.

The meeting called to order at 7:08 pm by President Jean Wood.

Meeting being recorded by Association Secretary for the purpose of accurate minutes.

### Approval of Agenda:

It was suggested that we allow Sean McGlynn, item 3.a under board reports, to give his presentation after the approval of the agenda.

MOTION BY TOM SCOTT, SECONDED BY TOMMY BAKER, TO APPROVE THE AGENDA AS AMENDED. MOTION CARRIED.

### **Presentation by Dr. Sean McGlynn – Discussion on shoreline restoration:**

Dr. Sean McGlynn as our new consultant for issues concerning the lake gave a presentation on erosion control issues for our eroding shorelines. The main cause of erosion is the German Carp species that is rooting up the vegetation in search of food. The German Carp do not eat the vegetation but the insects that live in the vegetation. The PowerPoint presentation explained the various materials that are used to along the shorelines to prevent erosion and give protection to aquatic plants that can be planted in the matting.

There was discussion concerning the problems and solutions of the shoreline erosion. Sean answered questions from the board and the membership. Sean indicated that our first priority should be to stabilize the shoreline to prevent additional soil from filling the lake.

MOTION BY TOM SCOTT, SECONDED BY KIMSEY HELMS THAT WE HAVE SEAN MCGLYNN PURSUE GETTING A PERMIT FROM THE FDEP FOR SHORELINE RESTORATION. MOTION CARRIED.

Sean will proceed with the gathering of materials needed to present to the FDEP for the permit to restore the shoreline using the \$500 that THA has on account with the FDEP.

There was also discussion concerning the D-8 pond area and what should be done with that. The FDEP would not approve any of the previous submittals due to the invasiveness to wetlands. Sean suggested that an approach to stabilize the sides of the ravine might be more favorable to FDEP. He is also willing to work with the property owner adjacent to Tallavana where certain farming practices are affecting our lake quality.

### Approval/Corrections of September 2004 Minutes:

MOTION BY KIMSEY HELMS, SECONDED BY TOMMY BAKER, THAT THE MINUTES BE APPROVED AS CORRECTED. MOTION CARRIED. (Correction consisted of a grammatical error)

The resignation letter of Donna Phillips was read. Donna has had to resign due to her personal life becoming too hectic to devote the attention the board and association deserves.

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***Treasurer's Report:*** Debbie Robinson reported the total deposit for September was \$28,725.75, expenses of \$7,721.26, checking account balance is \$33,813.52, and the balance in the sinking fund is \$243,563.79. Larger expenditures include clean out for the holding pond and a new card reader for the gate.

MOTION BY TOMMY BAKER, SECONDED BY KIMSEY HELMS, THAT THE TREASURER'S REPORT BE APPROVED AS READ. MOTION CARRIED.

***Correspondence/Phone Calls:***

1. Kimsey Helms received a phone call from a member complaining about neighbors leaving their trashcans on the curb long after the garbage has been collected. It was suggested that a notice be placed in the newsletter asking everyone to remove their trash cans from the curbs within a reasonable amount of time. Member Mark Palmquist volunteered to write the notice.

2. Jean Wood received a phone call from member Dick Jones regarding concerns of logs along his shoreline. In the past, it has been the homeowner's responsibility to clean along their personal property at the shoreline. There was discussion that the next time the lake is down, perhaps there could be a volunteer workday to clean along the shoreline.

**BOARD REPORTS**

***Member Relations:*** Reported by Linda Ortiz

Linda apologized for the tardiness of the Fall Edition newsletter. The deadline for the winter edition is November 15<sup>th</sup>.

As part of Member Relations, Debbie Robinson reported that official association notices placed on the community Bulletin Board are being removed prior to the activities. It is not known who is cleaning the bulletin board but it was suggested that a notice be put in the next newsletter concerning the articles placed on the bulletin board. Secretary Debbie Robinson will submit the notice.

The Fall Newcomer Social was cancelled due to problems in planning and back-to-back storms.

***Legal:*** Don Magruder:

A. Lincicome case – The information received from Jack Harnett is that he has petitioned the court to go to trial but there has not been a response as of this date. There is no activity on the small claims case. For the record, the 29 acres owned by Lincicome is now for sale. This property does fall under the covenants of the Tallavana Homeowners' Association.

B. Connelly case – There are no new developments or updates to report and we are still waiting to receive the discovery.

C. Heidenreich/Magnolia & Pine Top Courts – We received a copy of the letter our attorney, Mr. Maloney sent to Daniel Manausa, Heidenreich's attorney. The letter confirms that the association will accept title for Magnolia Court upon the completion of items listed in our July 20, 2004 letter to Mr. Heidenreich. The letter also stated that assuming the drainage problems are corrected and that such problems do not re-occur, we would agree to accept the road and normal maintenance thereof. We now will wait to see when the repairs are made on Magnolia Court.

D. State Law 2004-353 – Governing changes for homeowners' associations: It was agreed that the issues needing to be changed in our governing documents will be brought before the membership for their vote at the annual meeting in January. The tentative date and place for the annual meeting is

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January 29<sup>th</sup> at the Tallavana Christian School gymnasium. At that time, there will be voting to amend the Articles of Incorporation regarding liens on properties of delinquent accounts and fines or suspension of use of the public areas for violations against the public areas. There will be two separate items brought to vote. Don suggested that the adhoc committee and the board meet to set up a plan to advertise the issues to inform the membership. It was also suggested that there be an informational meeting prior to the annual meeting. The first notice of the proposed changes will be mailed with the meeting notice 30 days prior to the annual meeting.

**Lake Management:** Reported by Jean Wood and Tom Scott:

Tom Scott mentioned that there is erosion along the dam, the same that is being experienced by the homeowners along the lake. The carp are working the dam shoreline as well. Jean mentioned that after conversing with our biologists, it was determined that there will be more carp removals after the water cools off. There will most likely be carp removals scheduled for later November and December.

The biologists also said that in lowering the lake, a partial draw down would be okay but it is very important to have the level at normal pool by spring for the spawn. After checking with the valve manufacturer, Jean reported that to partially open the lake valve causes undue stress. The valve should be all the way open or closed. If we are going to try to control a lower level, we will need to set a schedule for the valve operations. There is concern that keeping the lake approximately 6" lower as discussed at the September meeting will create problems for some homeowners in getting their boats away from their docks.

Lake Watch – Pat Powell: Lake watch did not go out because they could not get the boat away from the dock. They will try to go this Saturday to get back on schedule. Pat discussed with Sean about having the fish tested for mercury. Jean will ask our biologist if we should have it done.

**Security:** Tommy Baker

Tommy reported that Scott Ivey worked 20 hours for the Association and 18 hours on duty in the month of September. Scott performed 70 house checks, 17 vehicle stops and 15 boat checks. Billy Kemp patrolled in September but has not submitted his report as of this date.

**Gate:** There have been repeated reports of the gate being open around midnight with no signs of activity that would warrant it open. Also, the gate does not closed after being opened for a few minutes. Tommy stayed at the gate a couple of nights to observe the problem. There seems to be a problem with the sensor or timer, Bill Oswald will be working on solving the problem of the gate opening at night.

Tommy reported additional issues with the gate that will need to be addressed in the near future. The electrical box and breakers are old and need replaced, the gate has been hit and requires weld repairs, and the brickwork needs cosmetic repairs. During some of the repairs it may be necessary to keep the gates open and during those times, a sign will be posted at the gate that the gate is under repairs.

**Roads, Grounds & Dam:** Kimsey Helms & Tom Scott

Tom Scott reported that the Magnolia Court sign would go up. Also, Mark Palmquist has purchased a panagraph attachment for his router to make street signs. There was discussion about the style of indented or raised lettering. Mark suggested a workday to assess what we need as far as signs and supplies. Mark is going to experiment to see what will work best.

Tom also reported that while on the lake in his canoe, he noticed the entire length of the dam is undercut with damage being done presumably by the carp.

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It has been determined that the first portion of Tallavana Trail is to be repaved. This will be from Highway 12 for approximately 1 mile in. It cannot be determined exactly how much can be repaved as there are some culverts that will need replacing as well as some work to be done on Deer Pass East. Kimsey gave each board member a draft of the bid package he plans to send to at least 10 paving companies. Kimsey has several options listed so that the board could review the costs and pick which items should be done first. The bid packets will be mailed by the end of this week with a return date of November 5<sup>th</sup>. This will give Kimsey time to tabulate the bids and report at the next meeting.

MOTION BY TOM SCOTT, SECONDED BY LINDA ORTIZ THAT KIMSEY PREPARE A BASE BID WITH ALTERNATES 1,2,3,4,5,7, &9 TO SEND TO AT LEAST 10 PAVING CONTRACTORS WITH THE BIDS TO BE RETURNED BY NOVEMBER 5<sup>TH</sup>. KIMSEY IS TO REPORT BACK AT THE NOVEMBER 9<sup>TH</sup> MEETING WITH THE BID RESULTS. MOTION CARRIED.

Board Member Linda Ortiz left the meeting at this point.

### COMMITTEE REPORTS

**ACC:** Reported by Mike Mapstone

ACC meeting held on October 7th, following items were approved by ACC for board approval:

- a-1. Don & Linda Magruder, 2286 Tallavana Trail, submittal for change for exterior color.
- a-2. Debbie Watson, 2390 Tallavana Trail, submittal for color change on all exterior doors. New color to be green with white trim around doors.

MOTION BY TOMMY BAKER, SECONDED BY TOM SCOTT THAT THE RECOMMENDATIONS BY THE ACC BE APPROVED AS PREVIOUSLY DISCUSSED. MOTION CARRIED.

- b. The ACC Building Permit signs have not yet been ordered but will be taken care of soon by Diane Sheffield.
- c. Adoption of Rules for Swimming Pools – There were no other changes to the 9/21/04 proposed swimming pool policy.

MOTION BY TOM SCOTT, SECONDED BY KIMSEY HELMS THAT THE BOARD APPROVE AND ADOPT THE RULES FOR SWIMMING POOLS. POLICY IS TO BE INCORPORATED IN THE ASSOCIATION RULES FOR SECTION 200 WHICH ARE GUIDELINES FOR THE ACC. MOTION CARRIED.

Details of ACC recommendations and pool policy on file.

### OLD BUSINESS

1. Mason Drive – Bulletin Board & Light – Jean volunteered to contact Mr. Jeff Butler to gain permission to put a bulletin board on Mr. Butler's property for Mason Drive members.

### NEW BUSINESS

1. Nominating Committee – Jean asked that by the next board meeting each board member be prepared to present a name for the nominating committee. Also, it was suggested that we advertise on the bulletin board for interest from the membership to fill the board vacancy.

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2. Budget Review Committee – Jean will contact Don McEwen with the names from the volunteer lists that signed up for the Budget Review Committee. The volunteer lists were given to Jean.

3. ESO – Beth Harrer has decided to step down from the ESO and asked that some else take the lead. Member Joe Smyth has volunteered to take over as chairman. A brief ESO meeting resulted in assignments for regrouping and getting updated information on Lake Tallavana residents.

With no further business, at 10:10 pm, Don Magruder moved to adjourn, Kimsey Helms seconded.

Respectfully submitted,

Debra Robinson,  
Secretary to the Board

/dr

APPROVED