

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on October 9th, 2007, at the Havana Public Library in Havana, Florida.

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

ABSENT: None

The meeting was called to order at 7:06 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.

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

Approval/Corrections of September 2007 Minutes:

No corrections.

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

Treasurer's Report: Diane Sheffield reported the total deposit for September was \$24,493.23, routine operating expenses of \$6,798.93, \$5,481.95 in major project expenses, checking account balance is \$887.04, Money Market balance is \$59,795.51 and the balance in CDs/Savings is \$81,012.80. So far this year the larger legal expenditures are \$1,074 for web site copyright research, \$1,140 for FL State Statutes Chapter 720 research and memo, \$2,265 for the election dispute and \$1,221 for the Lambert issue. There will be discussion on budget items such as weed spraying and fish stocking later in the meeting.

Correspondence/Phone Calls:

1. Rob Combs called the salvage yard to see if they would take the barge that is down near the boat ramp. The salvage yard would accept the barge but it would have to be delivered. They would not come on site to disassemble and remove the barge. Also discussed was the old boat trailer no longer usable for the carp boat. Bill Oswald has been looking for a used trailer but they are hard to find. Bill would like to be able to take the boat out of the water to clean the bottom of the boat to improve the shocking. Member Rick Kornmeier mentioned that he could find a trailer for the Association to borrow until one is purchased.
2. Neil McDonald received a phone call from Fred Ayer regarding possible fishing violations occurring late one evening. Fred reported to Mac that he called Debbie Robinson after 11:00 p.m. one evening to report the fishing. Rob Combs has been checking the dock late in the evenings to see if the person who says she is a member's guest is returning. Debbie spoke with the member concerning her guest and told her that her granddaughter is not observing the fishing regulations and that the wildlife officer will be watching.
3. Tom Scott received a phone call from a future homeowner regarding trees that were very close to the house. Tom said that as long as the trees were not in the buffer that it was not an ACC issue.

4. Tom received a phone call about a motorboat on the lake that was towing a small dingy type boat.
5. Mike Mapstone received a report of smoldering wood chips. Mike forwarded the complaint to Mac. Mac took care of the problem and continued with an explanation of what is going on with Wolf Tree Service. Wolf Tree Service has been hired by Talquin to trim the trees around the Talquin power lines. There were problems with the amount of time the trucks were being parked in Tallavana even when they were not working in Tallavana. To avoid further complaints about the trucks parking on private property under the power lines, Mac gave Wolf Tree Service access to THA property in the power line easement. The trucks were to access the power line easement via the gate at Mason Ct. Mac did not know who had the keys for the lock, so the lock was cut and a new one purchased. Wolf Tree Service personnel are to close the gate when exiting at the end of the day. The new crew chief for Wolf Tree Service said that they would expedite their work in Lake Tallavana, as the job should have been completed several weeks ago.
6. Member Dorothy Gillan complained about the trucks being parked under the power lines on adjoining property. She was especially upset when she found out the crews of Wolf Tree Service were working outside the subdivision and using Lake Tallavana to park their trucks. Just prior to Mrs. Gillan coming to the Board concerning this, Mac had already spoken with Wolf Tree Service. At the time of Mrs. Gillan's complaint to the Board, the trucks were already parking on THA property.

BOARD REPORTS

Legal: Diane Sheffield and Neil McDonald

A. Lambert runoff – There is no update. The meeting that was cancelled has not yet been rescheduled.

B. Heidenreich/Magnolia Ct. & Pine Top Ct. – A meeting has been scheduled with Jim Heidenreich to see what he is planning. Diane plans to keep the meeting small and informal but has asked for Don Magruder's involvement since he was part of the original proceedings. Diane, Kimsey and Don will meet with Mr. Heidenreich on Wednesday evening at the pavilion.

As requested by Officer Scott Ivey, Neil handed out fliers informing Lake Tallavana community of a registered sexual offender residing at 4104 Tallavana Trail. Mr. Charles Williams moved from Jefferson County and by law is now registered in Gadsden County. A notice has been posted on the bulletin board at the gate. Neil asked members to be sure their neighbors are aware of this. Neil also mentioned that there are other predators and offenders living within a mile outside of Lake Tallavana and members should go to the Florida Department of Law Enforcement website to stay informed.

Neil reported that the Lincicome agreement has been signed and is final. It is now up to the Board to have the fence installed along the easement to the boat ramp and move the gate. Cindy has some fence materials to complete the section from the corner of her existing fence to her driveway.

There was discussion on the previous bids and their validity since they were older than 1 year. Florida Fence was the last company to quote. Debbie will contact Florida Fence to see if they will honor the quote from last year. Survey monuments should be present to mark the easement.

Member Relations: Mike Mapstone

Mike reported 813 visits to the .com website.

Workday scheduled – Saturday, October 13th is scheduled for a community workday with most of the work focusing on the gate. Bill Oswald will furnish fish and hushpuppies for lunch with help from the

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Social committee. Mike asked members to call if interested so that we could get a count for lunch, which will be served at 11:30 a.m. Debbie will use the \$70 rebate/gift card from Lowe's to purchase paint and supplies for painting the main gate. The gift card was a rebate for the purchase of a generator for Association use, particularly in the shocking boat.

The Ortiz Family has been pulling weeds on the playground and will finish on Saturday. Linda reported problems with ants on the playground. Kimsey will instruct Marc to take care of the ant problem.

Mike reminded the Board and membership that November 15th is the deadline for the next newsletter.

Discussion on official website – There has been much consideration on which website, the .com or the .org, should be the official website of the Tallavana Homeowners' Association. Some of the concerns expressed for the .org site were the many uses of logos. These concerns were passed on to the Association attorney for a legal opinion. Our attorney, Ken Abele, sent a memo advising the Association to refrain from using copyrighted logos on its website if we did not have the authorization of the copyright holder. Ken's opinion was based upon his review of the .org website and review of Federal law. Ken stated that copyright infringement damages could be significant.

After receiving Ken's written opinion on this issue, Tom forwarded it to Rick Kornmeier, webmaster of the .org website. Rick then sent an email to Tom stating that the official website should be the .com site as he did not want to get the Association into any trouble. Rick will continue the .org site as his personal web site, which will no way be affiliated with the Tallavana Homeowners' Association.

Lake Management: Tom Scott & Bill Oswald

Bill reported a total of 420 carp removed last month. He said there were several carp along the dam in the 8 – 10 lb. range. He saw 2-3 carp in the 6" range, 3-4 in the 10" range, but the majority of the carp removed were in the 3-5 lb. range. Bill and Mac reported a light green "slime" coming from Hurricane Creek on the north end of the lake. Tom said if he had time, he would take DO measurements of that area. Tom reported that when biologist Bob Rousseau was checking the weed situation in the lake, he took some DO (dissolved oxygen) readings and found the DO in good shape. Bob did not report on any unusual green slime from Hurricane Creek.

Another fish that could become a problem is the gizzard shad. Bill said that there is an abundance of 6-8 inch shad, more than what can be controlled by the bass. Tom said if we were to go after the shad that we would need a different permit as our current permit is only for carp. The current permit for carp expires 12/31/07. If we desire to continue after that, we would have to submit a report of what we have done so far. Bill said he has been keeping records and has the information for a report.

Tom Scott was alerted by member Jean Wood regarding the amount of Salvinia and Duckweed in the lake. Tom contacted our lake biologist, Bob Rousseau who then came out to check the lake. On Oct. 8th, Bob sent Tom a report stating the importance of controlling the Salvinia, Duckweed and cattails that should be treated ASAP before they multiply. If these weeds are left uncontrolled, they will become problematic and very expensive to treat. Bob recommended 2-3 contact herbicide treatments to target Salvinia, duckweed and the cattails. The estimated cost to treat the entire shoreline is \$1,250 to \$1,700/trip. Bill said that if the Salvinia is not controlled, it would take over the lake.

Tom suggested that we go ahead with the weed spraying even though it was not budgeted for 2007. It was thought that one spraying may do until the new budget year when 2 more sprayings could be included in the 2008 budget. Diane explained that there is \$4,000 in the lake budget for restocking that has not been used but that the biologist/spraying and routine lake management accounts have been overspent. The biologist/spraying funds went for fish population, carp removal and lake report. The routine lake management funds covered carp removal by THA members.

DIANE SHEFFIELD MOVED TO HAVE BOB ROUSSEAU SPRAY FOR THE SALVINIA, DUCKWEED AND CATTAILS AS SOON AS POSSIBLE. KIMSEY HELMS SECONDED THE MOTION. MOTION CARRIED.

Member Gordon Patton asked the Board about Sean McGlynn's suggestion to have community service participants help in the removal of the dog fennel that has taken over the shorelines while the lake was dropped. There was discussion about having community service participants working in Lake Tallavana and it was the consensus of the Board that we pass on the suggestion. As of this meeting the water level of the lake is near normal pool and access to the weeds would be difficult and possibly dangerous.

Dredging Project – Sean McGlynn worked up different scenarios with cost projections for dredging the north end of the lake. Sean met with a contractor who said that the northern shore could be easily dredged at about \$6.00 per cubic yard. This is the area where Hurricane Creek enters Lake Tallavana. The southern shore, where Beaver Creek enters Lake Tallavana, could only be dredged through an off road route that would have to cross the Sheffield Preserve and would cost approximately \$11.50 per cubic yard. The cost of the different scenarios for muck removal range from \$180,000 for a removal of approximately 20,000 cubic yards to \$400,000 for a removal of approximately 45,000 cubic yards. Tom asked that we keep in mind that these prices are estimates only and there are many variances that could change the costs.

Debbie asked if the Lake Management Committee could be reactivated and become involved in the planning of this monumental project. She has been working with Sean so far but would like the experienced members of the Lake Management Committee to take over. Tom asked who might have a list of the members that were on the committee. The past committee was very good. Tom said that anyone interested in serving on the Lake Management Committee should contact him.

D-8 Pond Restoration update – No report. The DEP has asked that the Lambert issue be resolved before submitting plans for a redesign.

Lake Watch – Pat Powell: Lake watch committee will go out on Saturday, October 20th if Pat can get a crew and a boat.

Security: Rob Combs

Rob reported that Scott Ivey worked 20 hours for the Association in September and another 15 hours on duty with the Gadsden Sheriff's Department. Scott performed 28 vehicle stops and 75 house checks.

Mike Fish worked 20 hours, issued 2 boat safety warnings and one warning for speeding. Mike is taking more precautions to keep trespassers off the lake. There was discussion on who to call when we see non-resident fishing occurring on the lake. Mike Fish has asked that his cell number not be made public so Rob Combs said that we should call him and he will call Mike. Debbie also has Mike's cell number if Rob is not available.

For any other suspicious activity or vehicles, members should get the tag number on the vehicle and report the number and activity to Scott Ivey.

Gate: No report.

Roads, Grounds & Dam: Kimsey Helms

Kimsey reported that the reflectors were ordered then used on another project. The reflectors have been reordered and should be installed soon.

Peavy made another attempt to seal the cracks on Tallavana Trail in the 2100 area. This second

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attempt did not work. Kimsey and Peavy will continue to work on an alternative method to seal crack with the estimated cost remaining between \$8,000-\$9,000 as previously discussed.

Rain diverters are needed on Deer Pass across from 1311 Tallavana Trail. Kimsey will meet with Peavy for pricing and getting the job done.

Marc Cocke will be using cut brush and wood chips on the road behind the dam to keep the erosion at a minimum.

COMMITTEE REPORTS

ACC:

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

Approved submittals:

Mike Mapstone & Carolyn Rankine, 2167 Tallavana Trail, tree removal.

Fred & Vicki Yocher, 101 Tallavana Trail, shed and asphalt driveway.

John Stuhl, 2171 Tallavana Trail, roof replacement.

John & Dona O'Neal, 2331 Tallavana Trail, color change on house and trim.

Larry & Joyce Jones, 664 Mason Drive, garage and fence.

Donald Guy, Magnolia Court, 2,769 sq. ft. home.

Other ACC Issues:

1. Realtor Patsy Harrell contacted Pat Powell regarding tree removal at 66 Honeysuckle. Patsy has a contract pending; the buyer wanting to remove up to 13 trees. Tom reminded the ACC that they determine the answer to the buyer and if the buyer did not like what was determined by the ACC then they could appeal to the Board. The ACC will meet with Patsy and the buyer on site to further discuss which trees will be removed.

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

OLD BUSINESS

No old business.

It was brought to the attention of all attending that Gadsden County will no longer provide curbside recycling as of December 31st and may even close the recycling plant in Quincy.

NEW BUSINESS

1. Fish Restocking – The 2007 Annual Fish report did not indicate the need to restock any breeds of fish, however, Bill Oswald would like to see the shell cracker reintroduced to the lake. Bill had not seen any shell cracker come up when shocking for carp. Bill contacted a fish hatchery for pricing and was quoted \$350 per 1,000 shell crackers, 2 – 4 inches long. Bill determined that a quantity of 6,000 shell crackers would be enough to seed the whole lake. Bill also determined that a quantity of 300 bass in the 6 – 9 inch range would help control the gizzard shad that are becoming a problem. The bass sell for \$6.00 a piece. The total to restock with shell crackers and bass is \$3,900 plus shipping.

Debbie asked Bill if it was a good idea to stock just before the cormorants invade the lake. Bill said that there are so many fish that the few the cormorants get won't hurt. Debbie's next question was

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how did Bill propose to pay for weed control. Tom said the weed control is a primary concern. As previously mentioned, we may get by with one spraying at \$1,700. Debbie reminded the Board that even though there is \$4,000 in restocking, there is the weed spraying to consider. Tom said the spraying has to be done and asked to see what could be done with the current lake expenditures. Diane reported that the lake budget was spent except for the fish stocking. Tom said he would contact Bob Rousseau to set up the weed spraying and after that, we can see what is left, if anything for restocking in 2007. There is money budgeted for 2008 for restocking and we may have to wait until the new budget year to restock.

Member Ray Zimmerman asked the question again about the restocking and the cormorants. Bill answered that there are so many gizzard shad in the lake that the cormorants would not bother the shell crackers. Neil said that if we stock, we need to put a block on what fish can be kept.

2. Budget Review Committee – The members of the Budget Review Committee for the 2008 Budget are Don McEwen, Chairperson, Larry Jones, Lance Ortiz, Gordon Patton, Gene Bryan and Debbie Robinson. Meetings are open to the membership; notification of meetings will be on the bulletin board.

3. Nominating Committee – A nominating committee of five members is appointed by the Board of Directors. The following Board members appointed:

Tom Scott	-	Pat Powell
Bill Oswald	-	Leonard Whatley
Mike Mapstone	-	Mark Palmquist
Kimsey Helms	-	Linda Ortiz

The remaining position will be appointed by a Board member at the next meeting. Besides 5 members on the nominating committee there is a 6th person nominated to be an alternate.

Debbie was previously approached by a carrier for the Tallahassee Democrat to see if the Association would be interested in a paper box located near the main gate. Board members told of past experiences with a paper box and felt that it would not be something they would like to repeat. It was the consensus of the Board to deny a Tallahassee Democrat paper box on Association property.

With no further business, meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Debra Robinson
Corporate Secretary

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

October 02, 2007

Minutes/Report

Meeting of the monthly Architectural Control Committee (ACC) was held on October 2nd, 2007 at the pavilion of Lake Tallavana.

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PRESENT: ACC Members –Pat Powell, Earl Mills, Linda Ritchie, Virginia Everett and Jim Grantham.
THA Members –Julie Zimmerman, Rod Pigott, Larry Jones, Gary Robinson and Corporate Secretary, Debbie Robinson.

Approvals:

Mike Mapstone & Carolyn Rankine, 2167 Tallavana Trail; submittal for the removal of 2 trees in the buffer that are prohibiting the growth of several other trees. The submittal is also for 2 trees that are close to the house and hang over the house. ACC did site inspection.

Fred & Vicki Yocher, 101 Tallavana Trail; submittal for a 10' x 16' shed to be placed in the back yard 30' from the back property line and 25' from the sideline. Shed will not be visible from the road. The submittal is also for the driveway to be finished with asphalt. No trees need to be removed for either project.

John Stuhl, 2171 Tallavana Trail; a large tree fell and severely damaged the roof. Because of the damage, the entire roof was in need of immediate replacement. Roofing material and color were approved by the ACC after the fact due to the emergency situation.

John & Dona O'Neal, 2331 Tallavana Trail; the bathroom that was previously approved will not be built. The O'Neals found the addition too expensive and will remodel the old one. O'Neals are submitting paint colors for the outside of the house and trim/shutters. The house color is Lyndhurst Timber (medium tan) and the trim/shutters are Shutter Brown.

Larry & Joyce Jones, 664 Mason Drive; submittal for a pre-fab metal garage on a slab. The garage will be 24' x 30' with roll up door, 9' x 7'. There will be two 3' wide doors. The color is sandstone with green trim and roof. A split rail fence will be added in the back yard. No trees need to be removed.

Donald Guy, lot on Magnolia Court; submittal for a 2,769 sq. ft. house. Outside will be pale tan brick, dark green trim and slate color shingles. ACC approval is subject to all Gadsden County Permitting and deed restrictions.

Pending:

Realtor Patsy Harrell contacted Pat Powell regarding tree removal on a piece of property she has listed. Patsy has a prospective buyer who marked the trees he desires to have removed if he purchases the property. Pat met with Patsy on the property at 66 Honeysuckle Drive. A total of 13 trees were marked. It was the consensus of the committee for an ACC majority to meet on the property prior to the October Board meeting to be prepared to discuss this issue with the Board.

Other ACC Issues:

Warren and Faith Jones have withdrawn their submittal for an electronic gate at their driveway.

Respectfully submitted,
Debbie Robinson, Corporate Secretary for Tallavana Homeowners' Association