

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on September 11th, 2007, at the Havana Public Library in Havana, Florida.

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

ABSENT: Diane Sheffield

The meeting was 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.

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

Approval/Corrections of August 2007 Minutes:

No corrections.

MIKE MAPSTONE MOVED TO APPROVE THE MINUTES AS WRITTEN. ROB COMBS SECONDED THE MOTION. MOTION CARRIED.

Treasurer's Report: In the absence of Diane Sheffield, Debbie Robinson reported the total deposit for August was \$7,625.48, routine operating expenses of \$7,602.79, \$0.00 in major project expenses, checking account balance is \$1,167.19, Money Market balance is \$47,181.44 and the balance in CDs/Savings is \$80,736.86. The larger routine expenses include attorney fees and mowing/tree removal/ditch work. Security amount reflects the payment for two officers once again. There were no major project expenditures in August.

Correspondence/Phone Calls:

1. Kimsey received an email from Jill Westendick regarding a ditch in her area of Tallavana Trail that needed cleaning. Kimsey has asked Marc to work on it accordingly.
2. Mike Mapstone received an email from Mark Isaac asking if he missed a mailing of the newsletter or quarterly invoice. Mike forwarded the email to Debbie who then responded to Mr. Isaac. It was determined that Mr. Isaac has received the THA correspondence as mailed.
3. Tom Scott has received emails from Gordon Patton regarding dredging of the north end of the lake. Details of the site visit will be discussed under Lake Report.
4. Tom received a phone call from Jim Heidenreich, developer for Magnolia Court, regarding Magnolia Court and Pine Top Court. Mr. Heidenreich would like to meet with the Board to discuss possible solutions to the issues with both areas. Tom suggested involving Don Magruder since he was the Board member who worked closely with these issues in the past. The road is breaking up due to improper water shedding, which is the reason the Association has not accepted the road.

BOARD REPORTS

Legal: Neil McDonald (Diane Sheffield absent)

A. Lambert runoff – It has been discovered that Mr. Lambert received grant money to build a fence to keep his cattle from the stream that runs through his property and into our lake. The fence has been build but the gates have been omitted to allow the cattle to enter the stream for water. Then Mr. Lambert received more grant money to lay a pipeline to supply Talquin water to troughs for the cattle. That work has not been done. While we cannot determine how Mr. Lambert receives additional grant money when he is not following through on the work but we do know that agriculturally zoned properties fall under different guidelines.

B. Lincicome – Neil reported that he and Bill Oswald are to meet with Cindy Lincicome tomorrow morning to witness her signing the agreement between the Tallavana Homeowners' Association, Inc. and herself, Mary C. Lincicome. The agreement will finalize the easement dispute. As part of the agreement, the Association will sign a Quit Claim for the 30' turnaround at the end of the ramp giving that to Ms. Lincicome. If the issues are not concluded by tomorrow, Ken Abele has been instructed to take this to a judge that the issues may be forced. Acting in good faith and as a neighborly gesture, the Association would pay the \$18.50 filing fee for the Quit Claim deed.

NEIL MCDONALD MOVED FOR PRESIDENT, TOM SCOTT, TO SIGN THE QUIT CLAIM DEED AT THIS MEETING, DEBBIE ROBINSON TO NOTARIZE HIS SIGNATURE, AND THAT THE ASSOCIATION FILES THE QUIT CLAIM DEED FOR THE 30' TURNAROUND ALONG WITH PAYING THE FILING FEES. NEIL AND BILL WILL MEET WITH CINDY LINCICOME TO WITNESS HER SIGNING THE EASEMENT AGREEMENT. MIKE MAPSTONE SECONDED THE MOTION. MOTION CARRIED.

According to Neil, Cindy has requested that the fence be installed immediately. Cindy mentioned that she already has the materials and would help with the installation in any way.

Heidenreich – During a meeting with Ken, Diane, Neil and Debbie, there was discussion regarding Magnolia Court and Mr. Heidenreich. At least a couple of years ago, Heidenreich offered a dollar amount to the Association to take over Magnolia Court. The Board at that time refused his offer knowing that the repairs to the road and bringing the storm water ponds into compliance would cost more than what he was offering. The holding pond behind Ms. Killette's property has failed and rain is running through her property and causing an erosion problem. The blacktop is crumbling away due to improper drainage.

Currently, it was discussed that maybe we should get DEP to tell us what it would take to bring the ponds into compliance, get cost estimates from contractors, then give Heidenreich the option to pay the Association and we will get the work done, or Heidenreich gets the work done himself but give him a time frame to do it in. We will know more what Heidenreich plans to do once we meet with him.

Member Relations: Mike Mapstone

Mike reported 345 visits in July and 751 visits in August to the official .com web site. There were 1327 visits in August to the .org web site.

At the August Board meeting, the Board Members were directed to review both web sites and be prepared at the September meeting to discuss and determine which site should be the official web site for Tallavana Homeowners' Association. Linda Ortiz is the web master for the .com site that is currently the official Association web site and has been recently revised, refreshed and updated. Rick Kornmeier is the web master for the .org site that he developed on his own.

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Each board member was given a chance to state their opinions of both the .com and the .org web sites. Comments regarding the existing official site, .com: more in line with other homeowner associations, more historical information, better since the .com site was updated, easy to navigate and favored by a third party web site developer. The comments regarding the .org site: lots of links, problem with the side-to-side scrolling. It was hoped that the web masters to the .com and the .org sites could work together but it as mentioned at the August meeting they would not be able to work it out.

Debbie Robinson reminded the Board that many of the links on the .org site have copyrighted logos and felt that the Association could be in violation. There are copyright laws that pertain to logos even on the Internet. Also, the personal comments about people or school loyalties that are included on the .org site are not in keeping with a corporate image. Debbie said that Tallavana Homeowners' Association, Inc. is a corporation and our web site should reflect as such. Other members gave Rick credit for his willingness to volunteer. The Board admitted that they did not communicate to Linda a desire for changes on the .com site hence the web site was not refreshed.

MIKE MAPSTONE MOVED THAT THE EXISTING .COM BE THE OFFICIAL WEB SITE FOR THE TALLAVANA HOMEOWNERS' ASSOCIATION. KIMSEY HELMS SECONDED THE MOTION. TABLED.

When it was asked if there was any other discussion, Neil McDonald suggested that the issue be tabled until the October meeting so that Rick Kornmeier could attend. There was discussion that maybe a link to Rick's website could be available from the .com website and Neil wanted to see if Rick was in favor of that before voting. It was the consensus of the Board to table until October.

Workday scheduled – Saturday, October 13th was scheduled for a community workday with October 20th as the back up. Some of the chores to be done are: prep and paint the gate, paint sign on Mason Drive, and cosmetics around the pavilion and restrooms. There was discussion regarding removal of the barge. It was thought that maybe a salvage yard would haul it away if we did not want anything for the scrap. Tom asked Rob to call the salvage yard to see if they would be interested in hauling the barge for the salvage.

Bill Oswald will furnish fish and hushpuppies for lunch with help from the Social committee.

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

Lake Management: Tom Scott & Bill Oswald

Shoreline Restoration update – It appears that anyone who was going to complete their shoreline restoration during this draw down is done. As stated in the Fall Newsletter, members who have completed their shorelines were to contact Tom or Debbie to report of the completion.

There was discussion of the timing of the next draw down. The next draw down depends on drought conditions, the muck removal project and how many people will be working on their shorelines. The next draw down will be determined by the recommendations of the lake biologist, Bob Rousseau, the lake consultant Sean McGlynn and the Board.

D-8 Pond Restoration update – The creek that flows through the ravine to the D-8 pond is considered waters of the state. If a new sediment pond is designed, it is required to be off-line from the creek. The DEP would like to see the Association resolve the Lambert issues before proceeding with any plans for changes to the D-8 area.

Bill Oswald reported that no carp shocking has been occurring and that there are very few carp being seen. Bill asked if the permit could be renewed till at least the end of the year. Tom will take care

of that.

Dredging Project – At the last meeting, homeowners from the north end of the lake addressed the Board with their concerns regarding the need for dredging or muck removal to allow lake access. A previous informal meeting to view the lake from Gordon Patton's dock concluded that it was obvious that the north end needing dredging. Debbie met with Sean McGlynn to relay some of the ideas from the informal meeting and to provide him with some maps that indicated the areas to be dredged. Sean will work up several scenarios for the Board to review. Also, Sean will obtain estimated costs for the project so that the amount can be entered in the 2008 budget. It is understood that this project may not begin until the Fall of 2008 and that the costs are estimates only. Actual bid packages will be sent to contractors once it is determined when the project is to begin.

The nursery that is upstream from Lake Tallavana is in the process to control erosion and runoff. It was also mentioned that a 319 grant could be sought to help defray some of the costs. Also, there was discussion regarding runoff from Reston with the question of storm water retention ponds if any.

Sean will proceed with the permit application for muck removal.

Board Member Mike Mapstone left the meeting at this point.

Lake Watch – Pat Powell: The lake is still too low but maybe will be able to get out on the lake by next month. Tom mentioned that Louie Lancaster's boat is floating. Pat will call Louie to see if they can use his boat.

Security: Rob Combs

Rob reported that Scott Ivey worked 20 hours for the Association in August and another 16 hours on duty with the Gadsden Sheriff's Department. Scott performed 24 vehicle stops and 86 house checks.

Mike Fish worked 20 hours and reported stopping non-resident fishermen from entering the gate.

Gate: The new control box has been ordered. Bill reported that the telephone at the gate is in for repair.

Roads, Grounds & Dam: Kimsey Helms

Kimsey reported that the reflectors are not yet installed on the guardrail but he will contact Peavy to get that accomplished.

Kimsey reported that Peavy attempted using special equipment to seal the cracked portion of Tallavana Trail but the equipment would not handle the project. Kimsey and Peavy are working on an alternative method to seal crack with the estimated cost remaining between \$8,000-\$9,000 as previously discussed.

Marc will continue with mowing and wood mulch from Wolf Tree Service is available to the members. The mulch piles are on the power line easement on the Sheffield Preserve.

COMMITTEE REPORTS

ACC:

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

Approved submittals: James & Pat Powell, handicap access ramp; non-binding approval for the prospective buyer at 3639 Tallavana Trail for a detached 2-car garage & workshop.

Warren & Faith Jones, 2539 Tallavana Trail, withdrew their submittal for an electronic gate.

Other ACC Issues:

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1. New member, Larry Jones, 664 Mason Drive, asked questions regarding work he would like to do on his property. The ACC is to visit the site.

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

OLD BUSINESS

No old business.

NEW BUSINESS

1. Budget revision – At the August board meeting, there was discussion regarding the need to shift funds to cover the unexpected expenses for the guardrail and to cover the sealing of the cracks, which was in the 2007 budget. Budget item Paved Roads/Routine Maintenance was funded to cover the project of sealing the cracks. One third of the total cost of the guardrail was charged to the paved road section as well as expenses to finish the paving project that began in 2006 depleting the Paved Roads/Routine Maintenance for the crack sealing. There are two items that were budgeted in the Major Project section that are not anticipated being spent in the remaining 2007 budget year. Budget items Watershed Modeling under Lake Projects and Engineering dirt roads for storm water run-off improvements under Road Projects had a combined total of \$13,000 that could be transferred to Paved Roads/Routine Maintenance. The extra \$13,000 would cover the current deficit, guardrail reflectors and sealing of the cracked pavement.

KIMSEY HELMS MADE A MOTION TO MOVE THE \$5,000 AND THE \$8,000 FOR A TOTAL OF \$13,000 FROM MAJOR PROJECTS TO THE PAVED ROADS/ROUTINE MAINTENANCE. BILL OSWALD SECONDED THE MOTION. MOTION CARRIED.

The Budget Committee, chaired by Don McEwen, will be scheduling meetings, which will be announced. Kimsey briefly explained the 10-year budget model that the Association uses to make sure we have funds to complete large projects and still have some for reserve.

2. Deer Pass Restrictive Covenants – Research done at the courthouse and confirmed by Lee Dowling proved that the parcels on Deer Pass are bound by the Restrictive Covenants.

Neil McDonald stated that he did speak with Mrs. Shields on Deer Pass but did not say that she did not have to pay her dues and that if she had any questions she should contact her attorney. Neil received a letter from the daughter of Mrs. Shields clarifying the information she received from Neil. Neil gave a copy of the letter to Debbie for the files.

Neil reported receiving a letter from Jim Poss advising that Jim Poss has filed a petition for arbitration regarding the election of the latest board member. Tom said that we would be meeting with our attorney for advice.

Rob Combs suggested that the Board be prepared to discuss restocking the lake at the next meeting. Bill Oswald stated that Herb Wyatt could do a population study to see what we should consider for stocking. Bill said that a maximum cost would be \$500. It was mentioned that the Annual Fish Report from Bob Rousseau should have that information. Tom will check the report and with Bob prior to the next meeting.

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With no further business, meeting was adjourned at 9:04 p.m.

Respectfully submitted,

Debra Robinson
Corporate Secretary

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

September 4, 2007

Minutes/Report

Meeting of the monthly Architectural Control Committee (ACC) was held on September 4, 2007 at the public meeting room at the Havana Library.

PRESENT: ACC Members –Pat Powell, Earl Mills, Linda Ritchie, Virginia Everett and Jim Grantham.
THA Members –Ray & Julie Zimmerman, Neil McDonald, Jan Roche, Larry Jones and Corporate Secretary, Debbie Robinson.

Approvals:

Non-Binding Approval for the prospective buyer of Mike Jefferis' home at 3639 Tallavana Trail. Prospective buyer would like to have a detached 2-car garage & workshop to be located off of the main driveway in the side yard. Mike assures that the prospective buyer understands she must obtain the final approval by submitting the plans and county permits to ACC once she becomes a homeowner and THA member. ACC members visited the site and agreed to the non-binding approval. The existing shed on the property is going with Mike when he moves.

James & Pat Powell, 2423 Tallavana Trail, submittal for handicap ramp from front door to driveway. Ramp is 4 X 8 foot and to be covered with brown outdoor carpet. Pat recused herself from the approval process.

Pending:

Warren & Faith Jones, 2539 Tallavana Trail, submittal to replace gate and add additional gate. Jones' would like to replace the existing chain link gate with an electric iron gate. Earl Mills will contact the Jones' for more information and drawings in order for the ACC to determine what changes are to be made.

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Other ACC Issues:

New member, Larry Jones, 664 Mason Drive, asked questions regarding some dead trees he would like to remove as well as top out some diseased trees. Mr. Jones would replant trees after the removal of the dead ones. It was the consensus of the ACC that Mr. Jones should go ahead and remove the dead trees. Mr. Jones also mentioned that he will be submitting plans for a garage, possibly 24' X 30' but that will be in the future. The ACC is to visit the site.

Respectfully submitted,

Debbie Robinson, Corporate Secretary for Tallavana Homeowners' Association

Approved