

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on Tuesday, September 8th, 2009 at the meeting room of the Havana Library, Havana, FL.

PRESENT: Linda Ritchie, Earl Mills, Rob Combs, Bobby Boatright, Tom Scott and Larry Jones, Board members, Debbie Robinson, Corporate Secretary. See attached list of others in attendance.

ABSENT: Neil McDonald

The meeting was called to order at 7:03 pm by President, Linda Ritchie.

Corporate Secretary is recording the meeting for the purpose of accurate minutes. No one else is recording.

Approval of Agenda:

No additions or revisions.

TOM SCOTT MOVED TO APPROVE THE AGENDA AS WRITTEN. ROB COMBS SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Speaker: Clay VanLandingham, Property Appraiser: Clay was asked to speak to the Board and members concerning the recent changes in the way our property assessments are determined. The biggest changes occurred on waterfront properties. Clay went to great lengths to explain how the assessed values are determined and included data from the last two years to illustrate.

Members were encouraged to ask questions and if needed, Clay would meet them on their property to discuss their issues. Clay emphasized that he wants to be reasonable and he wants the data to be correct and fair. Clay answered questions and explained the appraisal process for longer than an hour.

Due to the time restraints, the remaining Board meeting was conducted in a quick, abbreviated manner.

Approval/Corrections of August 2009 Minutes:

Spelling correction.

LARRY JONES MOVED TO APPROVE THE MINUTES AS CORRECTED. TOM SCOTT SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Confirmation of Treasurer's Office: Debbie explained that at the August meeting, the Board agreed that Bobby Boatright would fill the position of Treasurer but there was no formal vote. She asked the Board to confirm their decision for Bobby to be Treasurer with a vote.

TOM SCOTT MADE A MOTION THAT BOBBY BOATRIGHT SERVE AS TREASURER. EARL MILLS SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Treasurer's Report: Bobby Boatright reported the total deposit for August was \$8,060.00, routine operating expenses of \$6,255.62, major project expenses of \$1,281.60, checking account balance is \$722.78, Money Market balance is \$44,833.12 and the balance in CDs/Savings is \$54,028.12. The major project expense was for materials for the dirt roads.

LARRY JONES MOVED THAT THE TREASURER'S REPORT BE ACCEPTED AS GIVEN. TOM SCOTT SECONDED. THERE WAS NO OPPOSITION, MOTION CARRIED.

Delinquent assessments – Debbie reported that 6 liens were filed, two delinquent members are on payment plans, we are working with 2 others on their payment plans, 1 delinquent was in foreclosure but

has negotiated with the bank; they have been sent the 45 day notification prior to a lien, and 1 account will be turned over to the attorney to proceed to small claims.

Correspondence/Phone Calls:

1. Linda Ritchie fielded several calls concerning the property taxes. Callers were told to contact the appraiser's office and/or attend the Board meeting where Mr. VanLandingham would be speaking.
2. The Board received an email about the water level in the resident's backyard. It was explained that unless there is a tropical storm, the lake cannot be lowered for every thunderstorm that comes unexpectedly. The 12-pipes are doing their job.
3. Linda received a message regarding the car parked at the front gate. Next time the car shows up, we will contact Scott Ivey. The car is being parked on the right-of-way and is not allowed to do so.
4. Linda received a phone call from Liz Aperauch concerning whooping cranes and storks that may be on the lake with the cormorants. She asked that the cormorant patrols be aware that the endangered species may be on the lake and to be careful when using scare tactics on the cormorants.
5. An email was received from Kristina Holmen-Mohr regarding the aquatic vegetation at the north end of the lake. She wanted to know what our plans were for spraying. This will be discussed under Lake Management.
6. Debbie reported calls about a tree that fell from one private property into the adjoining property. The homeowner of the adjoining property cleaned up the tree but put the wood on the tree owner's property. It was discovered in Florida law that if your neighbor's tree falls on your property, you are responsible for cleaning up and disposing the portion of the tree on your land.
7. Debbie received an email from a prospective buyer who was concerned about something that in reality was nothing more than a rumor. She asked everyone to be positive about Tallavana. The housing market is hard enough without a few members spreading negative rumors that might scare possible home buyers from buying in Tallavana.

BOARD REPORTS

Legal: Linda Ritchie

Linda asked the Board to continue to review the Robert's Rules of Order as they will be discussed at the October meeting.

Member Relations: Tom Scott

There were 1,493 visits to the website in August.

There were not enough articles submitted to justify a Fall newsletter. Linda asked that preparations begin now to meet the November 15th deadline for the next edition.

There have been ideas that the website could be utilized to take the place of the newsletter. It should be noted that not all members have access to the internet.

Lake Management: Tom Scott & Neil McDonald (absent)

Concerning the aquatic vegetation reported by Kristina Holman-Mohr, Tom said that he went to the north end of the lake to investigate. He found the alligator weed to be thick. Bobby Boatright said that he understands the hindrance the weeds have created but they also provide valuable coverage for fish fry. Bobby said when the fish stocker was putting the fish in the lake he looked for places with weed coverage. Bobby also reported when he was out with DEP personnel for the aquatic weed survey, it was

determined that not all the weeds at the north end are alligator weed and some of the weeds are desirable.

Tom said that he would speak with Bob Rousseau about limited weed eradication just on the north end of the lake. Tom mentioned that *Salvinia* has been spotted and will monitor it closely.

a. Carp report – No report, it is not known if the shocking boat went out.

b. Cormorant Control – Motor repair: Gary Robinson has been working on the 15 hp motor and asked the Board to approve the cost of parts between \$150 - \$175. The parts include a starter switch, idle switch, carburetor kit and wiring to replace the wires that were previously cut.

TOM SCOTT MADE A MOTION TO APPROVE SPENDING UP TO \$200 FOR PARTS FOR THE 15HP OUTBOARD MOTOR REPAIRS. ROB COMBS SECONDED THE MOTION. THERE WAS NO OPPOSITION, MOTION CARRIED.

Mark Palmquist mentioned that he may have a boat and motor ready by fall for cormorant chasing.

Lake Watch – Pat Powell: Pat reported no boat was available last month but will have the LakeWatch committee out for sampling once she makes arrangements for a boat.

Security: Rob Combs

Rob reported that Scott Ivey worked 20 hours for the Association and 14 hours while on duty in August. Scott reported 11 traffic stops and 120 house checks. Scott noted that 2 juveniles were arrested for the recent auto break-ins on Mason Drive and Tallavana Trail. No report from Mike Fish.

Linda mentioned that there is some interest expressed in Neighborhood Crime Watch on the web site Message Board. She asked that we give Crime Watch some thought.

Gate: Nothing to report.

Roads, Grounds & Dam: Earl Mills

Following is from a written report submitted by Earl. For the sake of time, Earl highlighted the major points in the meeting.

Earl has left repeated messages with Peble-Rish but has not had a call back as to when or who will be taking care of the warranty items on the 12-pipes project. He has spoken with Doug Croley to engage his help. Until the warranty issues are resolved, we will not be seeding or sodding around the 12-pipes.

a. Engineer report for dam - Earl collected materials concerning the primary overflow pipe and gate valve from Diane Sheffield and Debbie Robinson to provide an informational packet to Jaks Engineering and Ardaman Engineering for the purpose of a project proposal. Earl asked them to provide a proposal to inspect the gate and overflow pipe and to provide us with a risk assessment.

b. D-8 Sediment Pond – Sediment caused by the recent heavy rains has filled the pond to the pipe level, plus an island has been created due to the erosion of the sides which prohibits a back hoe from reaching the center. All this has caused the pond to no longer be a settlement basin allowing all silt to flow towards the lake. Earl distributed a proposed maintenance plan to the Board for further discussion at the next meeting. Earl asked Debbie if she could supply copies of the original plans and permit so that it could be determine how the D-8 sediment retention pond could be restored to its original design.

Earl and Kimsey Helms have inspected all of the roads. The paved roads seem to be holding fairly well. The ditches and culverts need to be cleaned on almost all the roads. Marc continually cleans the ditches and culverts a little at a time. Several loads of sandy clay and limestone have been added to the worst areas of the dirt roads. The process will have to continue to return the dirt roads to a slight

crown to keep the water in the ditches and not down the middle of the road. Earl replaced the bulbs to the Mason Drive sign.

Earl chased some youth from the 12-pipe area. He also reported that someone hit and wiped out 4 posts and cable along the road over the dam.

Richard Healy reported seeing kids diving off the dock into the lake. It was agreed that “No Diving” signs will be purchased and installed on both docks.

COMMITTEE REPORTS

1. ACC:

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

Approved Submittals:

James & Gilda Miller, 188 Hickory Lane, submittal for metal carport.

James & Pat Powell, 2423 Tallavana Trail, submittal for roof replacement.

Pending: Dave & Jill Taylor, 188 Tallavana Trail, new drain field.

See full report attached to the minutes

b. Other ACC business – No other business

c. Section 200 Committee update – Meetings for this committee are tabled until fall when Jim Poss will be back in town.

2. Lake Management Planning Committee: Diane Sheffield reported she and Sean McGlynn will be conducting the 3rd Qtr. TMDL sampling this next week.

Bobby Boatright again expressed his desire to see as much vegetation remain on the lake as possible due the stocking of brim and shell crackers that took place a few weeks ago. Bobby reported that approximately 17,000 fish, 2 ½ - 3” long, were released in Lake Tallavana. Although it was previously approved that bass would be included in the stocking, the supplier said that it was not a good time to release bass and spring would be the best time. Bobby said that he would be working up a price schedule for the Budget Committee so that bass restocking would be included in the 2010 Budget.

3. Budget Committee: The next Budget Committee meeting is scheduled for Sept. 22nd, most likely at the Hazel Baker Community Center. Final meeting plans will be posted on bulletin board.

4. NEPP (Neighborhood Emergency Preparedness Planning): No Report

OLD BUSINESS

No old business.

NEW BUSINESS

No new business.

With no further business, meeting was adjourned at 9:52 p.m.

Respectfully submitted,

Debra Robinson
Corporate Secretary

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

September 3, 2009

Minutes/Report

Meeting of the monthly Architectural Control Committee (ACC) was held on September 3rd, 2009 at the pavilion of Lake Tallavana.

PRESENT: ACC Members –Pat Powell, Jim Grantham, Gary Robinson, Kimsey Helms, Linda Ortiz and Dorothy Ross, Alternate.

THA Members –Linda Ritchie, Bobby Boatright, and Debbie Robinson, Corporate Secretary.

Approvals:

James & Gilda Miller, 188 Hickory Lane, submittal for metal carport, single stall, brown to match house. Placement to be in front of the screened porch located on the side of the house.

James & Pat Powell, 2423 Tallavana Trail, submittal for roof replacement. Shingles same color as the originals. Pat did not participate in the approval of this submittal.

Pending: Dave & Jill Taylor, 188 Tallavana Trail, new drain field.

Other ACC Issues:

Respectfully submitted,

Debbie Robinson,
Corporate Secretary for Tallavana Homeowners' Association