

TALLAVANA HOMEOWNERS' ASSOCIATION, INC.

Minutes of the monthly Board of Directors meeting held on September 12, 2006 at the Havana Library, Havana, Florida.

PRESENT: Tom Scott, Mike Jefferis, Linda Ritchie, Kimsey Helms, Bill Oswald and Rob Combs Board members, Debbie Robinson, Corporate Secretary, arrived at 7:30. See attached list of others in attendance.

ABSENT: Mike Mapstone

The meeting 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 changes

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

Approval/Corrections of August 2006 Minutes:

No corrections or revisions.

KIMSEY HELMS MOVED THAT THE MINUTES BE APPROVED AS WRITTEN. MIKE JEFFERIS SECONDED THE MOTION. MOTION CARRIED.

Treasurer's Report: Mike Jefferis reported the total deposit for August was \$6,887.18, routine operating expenses of \$8,990.21, \$0.00 in major project expenses, checking account balance is \$4,798.11, Money Market balance is \$34,334.94 and the balance in CDs/Savings is \$272,911.63. The expenditures for August were routine with larger expenditures for mowing, landscape cleanup and attorney fees. There were no major project expenses for August.

Delinquent accounts update:

1. Gaines: No update from Ken on filing of judgment.
2. Beckwith: Ongoing bankruptcy.

Correspondence/Phone Calls:

1. Email was received regarding a complaint about trash on the property at 2435 Tallavana Trail.
2. Andrena Knicely received a complaint about a dock across from the lake that is falling apart and into the lake.
3. Pat Powell asked the Board to consider a donation to the American Cancer Society in memory of Mrs. Norma Lancaster who recently passed away. Mr. Lancaster served on the Board a few years ago and the Lancaster's have been active members in the Tallavana community.

BILL OSWALD MOVED THAT THE ASSOCIATION DONATE \$250.00 TO THE AMERICAN CANCER SOCIETY IN MEMORY OF MRS. NORMA LANCASTER. MIKE JEFFERIS SECONDED THE MOTION. MOTION CARRIED.

BOARD REPORTS***Legal:*** Mike Jefferis

A. Magnolia Court – There is no change on this issue. Marc Cocke is mowing the shoulders but THA will do no maintenance to the road or storm water retention pond.

B. Lambert runoff – Update: Ken Abele filed the complaint against the Lambert property owners on July 12th. The complaint covers the runoff from Lambert property on the counts of Private Nuisance, Trespass, Negligence and Injunction. THA representatives and Ken Abele will attend the hearing once we are informed of the schedule.

C. Lincicome easement agreement – The original agreement has been signed and sent to Mr. Stivers for Mrs. Lincicome's signature and then to be recorded in Gadsden County.

D. Soprano ACC violation – A letter will be sent to Mr. Soprano detailing the type and size of trees that are being required to be replanted.

Member Relations: Mike Mapstone (absent)

No report

Lake Management: Tom Scott and Bill Oswald

Shoreline Restoration update – At the August meeting it was decided to ask Sean for additional bids for the work that is to be done to restore the shoreline along the common area. Sean sent a draft bid form for review.

Tom mentioned that carp shocking would begin once the water cools down. There was discussion that a different person may be able to do the shocking for a lower price. Bill Oswald presented the name of Herb Wyatt and said that Mr. Wyatt would charge 1/3 the price that the lake biologist charges.

BILL OSWALD MOVED FOR HERB WYATT TO BID ON SHOCKING THE LAKE.
THERE WAS NO SECOND, MOTION DIED.

Tom asked Bill to research and submit additional information such as Herb's qualifications, insurance, etc. Bill is to prepare the submittal and bring it to the next meeting. After reviewing Herb's qualifications, the Board will then decide if they will seek a bid from Herb Wyatt.

D-8 Pond Restoration update – Still in the permitting stages.

Lake Watch – Pat Powell: Lake Watch did not go in August; Pat could not get enough people to help. Pat would like to schedule Sept. 23rd for Lake Watch.

There was discussion on checking for drain fields leaking into the lake when the lake is lowered for shoreline work.

Bill Oswald suggested that the lake be lowered to 50 acres of water and copper sulfate be used to kill the carp and shad. Bill said that the copper sulfate would not harm the bass, crappie or brim. Tom suggested that we look into the pros and cons of Bill's suggestion.

Security: Rob Combs

Rob reported that Scott Ivey worked 20 hours for the Association in August and another 15 hours on duty with the Gadsden Sheriff's Department. Scott performed 24 vehicle stops and 74 house checks. Billy Kemp worked 20 hours in August. There were no warnings issued.

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Rob spoke with Billy Kemp regarding illegal fishing by F. Robinson. A property owner on Mason Drive gave Mr. Robinson a gate card, auto decal and a boat decal. Mr. Robinson does not own property in Tallavana and is illegally using the card and decals to fish in the lake. Rob contacted Debbie Robinson for the number on the gate card and is going to get with Bill Oswald to have the gate card deactivated.

On September 7th, Rob found broken Plexiglas on the door of the bulletin board at the boat ramp. Rob also picked up trash that was left. Rob reported the vandalism to Scott Ivey. There was discussion regarding the Association paying to have trash pick up at the boat ramp/pavilion area. When it was done in the past, several members loaded their trash to the area for free pick up. When the Association provided trashcans, several members took advantage of that as well. It was the consensus of the Board to post signs at the pavilion and boat docks asking people to take their trash with them.

Gate: No problems.

Roads, Grounds & Dam: Kimsey Helms and Mike Jefferis

a. Safety/Speed signs – No update however, Mike mentioned that he would discuss signs with Peavy while they are in the community replacing culverts and resurfacing Tallavana Trail.

b. Paving update – Prior to paving Tallavana Trail from the dam to the right turn of Tallavana Trail, Peavy has been replacing some of the culverts that were in need of replacement. So far 2 culverts have been replaced and there is one more to do. We are attempting to keep traffic disturbances to a minimum. The membership will be notified when the paving is to begin.

At the August meeting, the Board moved to accept Peavy as the paving contractor with the hopes that he would match the lowest bid. After contacting Peavy, Kimsey said that Peavy would match lowest bid, which we now have in writing.

c. Culvert replacements – There are 4 more culverts on Hickory to be replaced. This work will be postponed due to the work being done on Tallavana Trail.

Kimsey reported that Marc Cocke will continue mowing and will also begin work on the dirt roads as weather permits.

COMMITTEE REPORTS

ACC:

a. ACC committee member replacement – Committee member Jill Taylor has resigned from the ACC. Per THA governing documents, President Tom Scott recommended Andrena Knicely to fill the position for the remaining term of Jill Taylor.

TOM SCOTT RECOMMENDED AND MOVED TO APPOINT ANDRENA KNICELY TO THE ACC FOR THE REMAINING TERM TO END IN 2009. LINDA RITCHIE SECONDED THE MOTION. MOTION CARRIED.

Tom Scott recommended and appointed Andrena Knicely as chairperson to the ACC. Charles Norvell resigned as chairperson.

b. ACC Submittal report:

b1. Lee & Alissa Perdue approved for new construction of single family home at 664 Mason Dr.

b2. Wayne Tate, builder at 20 Audubon approved for removal of two dead trees.

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b3. Megargees, 364 Hickory agreed to replant trees removed from their buffer area with local species.

b4. Lee and Brandy Costa approved for new construction of single family home at 25 Mason Ct., contingent on receipt of septic permit.

b5. Bravo's of 2405 Tallavana approved for the painting of the house, shed, deck and dock and notified by email. We restated the Bravo's return the shed to the original location. Also an option of moving the shed close to the left side of the house was offered. Both neighbors and ACC approved this last option. I spoke with Mr. Bravo by phone this morning. He does not want to move the shed. He will draft a letter to the board explaining his position.

b6. David Grulich, 220 Hickory approved for removal of two dead trees. -paint, shed

b7. Darlene Rex, 3332 Tallavana, approval to move shed from front yard.

b8. Shields – lot clearing

Details of the ACC report are attached to the minutes for the record.

c. Roche shed update – The ACC is to recommend two alternate locations other than the front yard. If Mr. Roche still will not move his shed, it is the consensus of the Board to ask Ken Abele to proceed to prepare for mediation.

d. Bravo shed update – previously covered in item b5. above.

e. Megargee tree issue - previously covered in item b3. above.

The ACC prepared a list of owners with front yard sheds and presented the list with comments to the Board. Some of the sheds were placed in the front yard by previous owners and the current owners are seeking monetary relief to have the shed moved to an ACC approved location.

Member Darlene Rex at 3332 Tallavana Trail submitted to the ACC for permission to move the shed to an approved location. Darlene is also seeking monetary help to move the shed. The shed was installed by the previous owner and was not ACC approved. It was suggested that Darlene's shed be the first for the Board to consider and to reimburse Darlene up to \$200.00 for the relocating of the shed. There are other shed issues that are going to require the attention of ACC and the Board and some may require a reimbursement to the current homeowner for the relocation or removal of the shed.

There was discussion regarding the handling of each shed violation separately and determining if there is to be reimbursement to the current homeowner. While reviewing the list, it became obvious that while the individual shed issues differed, the Board could give the ACC the authority to pursue the individual shed violations with some guidelines from the Board.

MIKE JEFFERIS MOVED THAT THE BOARD GIVE ACC THE AUTHORITY TO OFFER UP TO \$200 FOR SHED REMOVAL OR RELOCATION AT THE DISCRETION OF THE ACC. THE ACC IS TO CONTACT THE HOMEOWNERS WITH SHEDS IN THE FRONT YARD AND OFFER A ONE-TIME REIMBURSEMENT AND THAT THE OFFER STANDS FOR 90 DAYS. IF THE HOMEOWNER HAVE NOT RESPONDED WITHIN THE 90 DAYS, THE HOMEOWNER WILL THEN BE REQUIRED TO RELOCATE THE SHED WITHOUT MONETARY REIMBURSEMENT FROM THE ASSOCIATION. KIMSEY HELMS SECONDED THE MOTION. MOTION CARRIED.

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It was made very clear that the current issues with the Roche and Bravo sheds are not to be included in the reimbursement program. The ACC has a few other shed violations that are either in process or have yet to be addressed. The reimbursement program is outlined in the newly adopted ACC policy, Section 200.

Policy Committee: It was determined to disband this adhoc committee. Some of the earlier policies are now re-written or no longer applicable. A considerable amount of time was spent reviewing old minutes in search of old policies without much result. It was determined that if the need arose, new policies could be written and added to the existing governing documents.

OLD BUSINESS

1. Deer Pass Survey – no update. Surveyor has not returned any of Mike Jefferis' phone calls.
2. THA Committees & chairpersons – It was mentioned at the August meeting that certain committees are in need of personnel. Tom asked Debbie to send him information regarding the existing committees and their chairs. Tom is reviewing the information and is looking for volunteers.

NEW BUSINESS

1. Governing documents booklet. - The Restrictive Covenants, Articles of Incorporation, By-Laws, Policies, Rules and Regulations have been retyped, reformatted and are being prepared for printing. The compilation will be inserted into a three-prong folder and distributed to the membership. The date and time of distribution will be announced after the booklets are ready. Distribution will take place at the pavilion. Members will be asked for their signature to indicate that they received the governing documents. Booklets not picked up by members will be delivered or mailed. The new complication includes the newly adopted ACC policy.

Notes: Kimsey submitted a "Frequently Asked Questions and Answers Sheet" from another homeowners' association. He mentioned that perhaps THA could draft a FAQ sheet to distribute to realtors, potential new homeowners, and make available to homeowners who have their homes on the market. The FAQ could also be posted on the web site. Debbie will work on a draft for THA.

Bill Oswald stated that it would be nice to have a map showing all the property owned by THA. Debbie will work on that.

Andrena Knicely ask permission to purchase a 100' tape measure for the ACC site visits. The Board gave consensus for Andrena to make the purchase and submit the receipt for reimbursement.

Mike Jefferis reminded everyone that it is time to begin the budget process.

With no further business, meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Debra Robinson
Corporate Secretary

ACC REPORT TO THE BOARD

September 2006

The following ACC submittals were approved.

1. Lee and Alissa Perdue approved for new construction of single family home at 664 Mason Dr.
2. Wayne Tate, builder at 20 Audubon approved for removal of two dead trees.
3. Megargees, 364 Hickory agreed to replant trees removed from their buffer area with local species.
4. Lee and Brandy Costa approved for new construction of single family home at 25 Mason Ct., contingent on receipt of septic permit.
5. Bravo's of 2405 Tallavana approved for the painting of the house, shed, deck and dock and notified by email. We restated the Bravo's return the shed to the original location. Also an option of moving the shed close to the left side of the house was offered. Both neighbors and ACC approved this last option. I spoke with Mr. Bravo by phone this morning. He does not want to move the shed. He will draft a letter to the board explaining his position.
6. David Grulich, 220 Hickory approved for removal of two dead trees. –paint, shed
7. Darlene Rex, 3332 Tallavana, approval to move shed from front yard.
8. Shields – lot clearing