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Hartsfield Village HOA
Special Board Meeting
Date: Nov. 25, 2008
Location: 2284 Nannas Loop

Individuals in Attendance:
Sterling Arms, President
Rob Barton, Vice-President (via phone)
Regina Lindsey, Treasurer
Rosetta Waymon, Member-at-large
Rick Geshwiler, Developer Representative
Alan Wise, Engineer

Meeting commenced at 6:00pm

Tippacano Development
Ditch Improvement & Easement of Pipe for storm water overflow

Summary

The project is for construction of the pipe under Hartsfield Road, which will enter from the ground into the association ditch. This pipe will have a concrete reinforcement in front and a filter over the sides.

Explanation

Water from the Tippacano development normally flows downhill into the retention pond. The pipe reduces the flood elevation by slowing down the flow of water into the retention pond. It is anticipated that the City of Tallahassee will eventually incorporate the Tippacano subdivision. If and when this occurs, the City will become the owner of the pipe. In that event, the City requests a 15 foot easement to the pipe in the ditch to facilitate any future repairs and maintenance.

The contractor agrees to the following items:

- To take before and after pictures, to document that the state of the ditch will be the same or better than previously.
- Removal of overgrown vegetation in the ditch from Hartsfield Rd to Mary Ellen Dr
- Trash and debris must be removed and hauled off.
- Installation of a railing on both side of Mary Ellen Dr w/ 4"x4" posts
- No heavy equipment will be used on HOA property
- Private property along the ditch must not be disturbed or entered
- No fueling or street sweeping on HOA property
- No removal of any trees with trunk 18" or greater
- The filter fabric will be pulled back at the point where the pipe comes out of the ground into the ditch. (as suggested by Rob Barton)

In addition, the developer agreed to pay the association \$3000, which could be deposited in an escrow account if requested. This sum of money would be for the following:

- Payment to the association for the use of the ditch and easement thereto in the amount of \$2500
- A sum to cover the cost of review of the agreement by a Land Use Attorney in the amount of \$500

Notices for the affected homeowners on the side of the ditch should include contact information and be posted as follows:

- Pre-construction notice 3 to 4 days in advance
- Notice prior to actual construction
- 24 hr notice if the City does any work

Proposed Time table for construction totaling no more than a week

- Debris removal 2 – 3 days
- Railing 1 – 2 days

Pre-construction meeting to include the Developer representative, Engineer, HOA President and the contractor performing the improvements scheduled for December 3, 2008.

Meeting adjourned 7:10pm