

Subject: Talahi Lake Management Corporation Annual Meeting
Minutes 9/22/2020

The meeting was held at the Talahi Island Community Center and began shortly after 6:00 PM.

Introduction of Board Members

- Jimmy Hedrick – President
- Tony O’Reilly – Vice President
- Tom Owens – Treasurer (not able to attend)
- Dave Hickey – Secretary
- Ken Christensen – Board Member
- Bill Bradley – Board Member
- Renee Christensen – Webmaster

Attendance

- Please see attached for member attendee roster.

Lake Conditions

- Water clarity over past few years has allowed weed growth to become extensive
 - Niad seems to be the most problematic weed.
 - Weed growth will be cyclical in all lakes depending on rain and other factors each year.
 - Deeper weeds are harder to treat because chemicals may not reach them.
- During meeting, there was a conference call with Shawn Woods of Estate Management Services, the current lake treatment provider. Here are some of the questions and Shawn’s comments:
 - Why does the treatment boat travel fast during treatment? Could it be going too fast?
 - Shawn indicated that the boat will go faster during surface treatment. For deeper treatment, they suspend a hose down below the water surface.
 - 134 Suncrest noticed dead fish and a dead turtle on their foam swim pad. Did the treatment cause it?

- Shawn indicated that they don't treat at high enough concentrations to kill fish or turtles. He suspects a heron or other bird is the culprit.
- 416 Suncrest is in a deeper lake section and have noticed significant weed growth. Is this able to be treated?
 - Shawn indicated that treating for deeper weeds is more difficult. He did say that using carp or tilapia is a good natural method for controlling shallow and deep weed growth.
- 416 Suncrest asked about the pros/cons of using dyes in the lake
 - Shaun indicated that dye is an expensive treatment. It must be initially applied and then regularly replenished. It gets diluted by rain and the sun will bleach it out. It also provides no benefit to the fish and can have negative impacts on the food chain.
 - Shaun recommends more natural treatment such as carp or tilapia to improve weed situation.
- Current action plan
 - Weeds are being treated more often
 - At the moment, there are approximately 10 carp per acre. The Board will be increasing it to 20-25 per acre as recommended for current weed growth. Carp will be productive for five years so regular replenishment will be necessary.

Fish Stocking

- Have been stocking blue gill and grass carp over past two years
- Blue gill population has been serving as a base forage for the largemouth bass.
- Currently considering adding other forage to prevent over predation of the blue gill. This will be discussed during next Board Meeting and will go forward if enough funds are available.
- Will be increasing carp population to improve weed control.
- Please remove 10"-14" largemouth bass from the lake. This will result in larger bass and less spending on forage fish. Will consider another bass roundup rodeo if funds are available next year.

Review of Lake Covenants

- The Talahi Lake Board does not have the funding or charter to act as a covenant litigator. The primary Board mission is to manage the lake conditions, easements, and stocking program.

- The covenants are written to primarily protect each member’s enjoyment and view of the lake as well as navigation. It empowers individual members to enforce covenants if there is a covenant conflict with their neighbor.
- The covenants should typically be provided as a seller disclosure or during the property titling process. Too often, new residents are not given the covenant information but Board members will try to give them copies when they move in.
- The existing covenants are now posted on the Talahi Lake website
 - In 2019, the Talahi Lake Board asked for a legal review as to whether the covenants are still in force. It was determined that they are indeed active. See attached document.
- There was discussion about amending covenants if deemed desirable or necessary. This can be considered but there will be legal costs associated with changes that would come out of the Association funds.

Financial Report

- Please see attached Treasurer’s report.
- There were no questions or comments

Webmaster Report

- Firewalls have been added so members can only access certain pages.
- Added an “About Us” page. Please let Renee Christensen know if there are any other important historical aspects that can be added to this page.
- Webmaster has worked to improve page to page navigation.
- The members can now access covenants on the website.
- If anyone is interested in becoming the backup Webmaster, please contact Renee Christensen (renee@talahilake.com)

Land for Sale Highway 80

- There is a 2.5 acre section of land for sale along Highway 80 that serves as a natural buffer for our neighborhood.
- The Board will form a special committee to investigate this property and how it could be developed or managed.

House Number on Dock

- The Board asks that each member place their address number on their dock. This serves two primary purposes:
 - If there is special weed treatment necessary, it helps the treatment company identify your dock.
 - If there is a missing item, it allows it to be returned to the proper dock.

Respectfully Submitted,
Dave Hickey
Secretary

Attachments:

- Attendee Roster
- Covenant Review Letter
- Treasure Report

Talahi Lake Management Corporation Annual Meeting

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September 22, 2020

1	Carol Clarke	18	Bill Bradley
2	Matthew GARRAD	19	Barbara Killaw
3	K & R Lentz	20	Oscar Sledge
4	John Albright	21	Sean Sledge jr.
5	Rob & Zoe Rinker	22	Joseph Sledge jr.
6	DAVID A. SUSAN MISSOURN	23	
7	Tony & Amy O'Reilly	24	
8	Terri Baker & Tom Lewis	25	
9	Amy & Jim N/9	26	
10	David Thompson	27	
11		28	
12		29	
13	Delvia Hughes	30	
14	Mark & Megan Williams	31	
15	WES AARON	32	
16	AL CANTREY	33	
17	DENSLAY HOFFMAN	34	

BRENNAN, WASDEN & PAINTER LLC

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August 5, 2019

Talahi Lake Management Corporation
Attention: Mr. Jimmy Hedrick
16 Suncrest Boulevard
Savannah, Georgia 31410

RE: Restrictions and Covenants

Dear Jimmy:

Please consider this our opinion as to various questions of the Board of Directors for the Talahi Lake Management Corporation (the "Corporation"). Upon your review, we will be happy to discuss any of these matters further should you wish.

As an initial matter, I recommend that the Board of Directors obtain a full title search on the Talahi Lakes property. A title search is recommended for 2 reasons: (i) to confirm ownership in the Corporation of an easement and to obtain the parameters of that easement, and (ii) to assure the Corporation that it has a full and complete copy of all restrictions and covenants running with the Talahi Lakes subdivision lands. There may be additional covenants and/or restrictions not in the possession of the Board. We were given and have reviewed the following documents: a survey dated July 15, 1997 and recorded at Plat Book 17-S, Page 20 of the Chatham County land records; Bylaws of the Corporation; amendments to the Bylaws dated March 9, 2012; an Agreement recorded in Deed Book 117E, Page 522 of Chatham County's records requiring initiation fees and annual dues for members of the Corporation; a Declaration of Restrictive Covenants Talahi Lake Estates, Section V; a Declaration of Restrictive Covenants Talahi Lake Estates, Phase 2 Addition; and a Declaration of Restrictive Covenants Talahi Lake Estate, Phase 2. It appears from these documents that there are likely additional sets of restrictive covenants that could affect the answers given.

1. What is the Board of Trustees duties and responsibilities? The Board is responsible for oversight of the Lake and for managing the Corporation. This includes the collection of initiation fees and annual dues for its members, and general governance of the Corporation according to its Bylaws. The Board is also responsible for upkeep of the lake and all property it owns, along with any other responsibilities which may be contained within any written easement granted to the

Corporation.

2. Can the Board sue lake residents? Yes, the Board can bring an action against a lake resident if that resident is in violation of the covenants. However, the Board does not necessarily have to bring such an action. The restrictions I have reviewed all empower the residents themselves to "prosecute proceedings at law" against any other owner in violation. The Board may prefer for any legal actions to be brought by residents themselves.

3. Are the covenants and bylaws still "good?" Yes, the Bylaws are in effect for the life of the corporation, although they may be amended. The recorded covenants also remain effective. Each set of covenants I have reviewed included an initial term of 20 years; after which time they automatically renew for additional periods of 10 years each. This has kept the covenants alive and effective under Georgia law.

4. Is there an Easement? Yes, although the full parameters of the easement cannot be known without additional materials, there is an easement shown on the plat we were provided.

5. Should the Board have an approval process for new construction on the lake? This is a matter that should be decided by the Board; but it is not a requirement. Whether there is a formal approval process or not; any docks, etc. constructed on the lake by lake residents must comply with the provisions of the covenants. For instance, the Phase 2 covenants require all docks to be no more than 3 feet above the normal water line and to extend no more than 12 feet into the lake.

6. What is "Phase 2 Addition?" The Phase 2 Addition is lands denoted as such on a Plat titled Talahi Lakes Estate, Phase 2 Addition which appears to have been recorded in Plat Book N, Page 66 of the Chatham County Records, of which we recommend obtaining a copy.

Sincerely yours,



Robert S. D. Pace
For the Firm

RSDP/kbh

2020 TLMC Treasurer Report

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Beginning Balance					\$12,231.81	
Deposits	99 x \$125.00				\$12,375	Dues increased to \$125.00
Expenses						
	Estate Management Services		Spraying		(\$6,006.43)	
	Edge's Aquatic Services	for 150 Carp			(\$1,444.50)	
	Website Maintenance & Office Expenses				(\$613.44)	
Ending Balance as of September 11, 2020					\$16,542.44	

Respectfully Submitted Sep 22, 2020

Tom Owens
TLMC Treasurer