

# MENTONE COMMUNITY ASSOCIATION, INC.

Managed by Florida Community Management  
P.O. Box 14506  
Gainesville, FL 32604  
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## Notice of Approval of the 2009 Budget

December 16, 2008

Dear Homeowner:

At the budget meetings held on Thursday, November 20, 2008 the Board approved the budget for the 2009 fiscal year. Your board has worked diligently to keep the 2009 budget as low as possible while still properly funding the ongoing expenses of your community. The annual assessment per home for the 2009 fiscal year is \$519, which totals a quarterly payment of \$129. For those residents in Pecan Park that live in the area that is enclosed by the white picket fence, the quarterly dues will be \$154. It was also decided by the Board that statements be sent to everyone prior to the due date each quarter instead of coupons. Copies of the approved 2009 budget are available online at [www.mentone.go.to](http://www.mentone.go.to) and upon request at the office of the management company.

### Reminders:

1. If you see any suspicious activity in the neighborhood, please report it to the Sheriff's Office immediately at 352-367-4000.
2. Jumping of the pool/pavilion fence is not allowed. This could cause expensive damage to the fence and is considered trespassing. Violators will be prosecuted.
3. The pool/pavilion has a new key access system. If you have not already picked up your key-fob, they are available at the office of the management company at 1731 NW 6<sup>th</sup> Street. For details on the operation of the new system, please visit the community website at [www.mentone.go.to](http://www.mentone.go.to)
4. The pool/pavilion gate must not be propped open at any time under any circumstances. This is a very dangerous and serious problem as it allows for the possibility of a child entering the pool area and being seriously injured or killed. Please help to ensure the safety of children by not allowing this activity to happen. If you see the gate propped open, please close it immediately.

### Accomplishments of 2008:

1. New playground equipment was installed
2. New key-fob system was installed for pool/pavilion area
3. More email addresses were added to the Mentone listserv for improved community communications
4. There was no increase in the dues for the 2009 fiscal year
5. Continued improvement of yards and landscaping throughout the community

**Plans for 2009:**

1. Updated pool heating system
2. Maintenance of tennis and basketball courts
3. Security system for the pool/pavilion/playground area
4. Neighborhood watch program
5. Update or repair of the current swing set

**E-mail notification.** In order to save on postage and mailing costs, you are able to receive notices of future meetings by e-mail rather than through the postal service. To do so, however, you need to give the management company authorization on the enclosed notification form. Simply complete the form and mail it to Florida Community Management; Att'n: Kelly; P.O. Box 14506; Gainesville, FL 32604.

If you have any questions, please feel free to contact Kelly Burch with Florida Community Management at 352-381-5431 or via email at [kellyb@floridacommunitymanagement.com](mailto:kellyb@floridacommunitymanagement.com).

Sincerely,

Board of Directors  
Mentone Community Association, Inc.