

Mentone Cluster Development
Owners Association, INC.

Board of Directors Meeting Minutes
July 1, 2007

With a quorum present, the July 1st meeting of the Mentone Board of Directors was called to order at 3:18PM by Stephanie Kolb, President, at Cornell and Associates meeting room.

Directors Present: Kolb, Castellani, Williams, Pepine, Fraser
Directors Absent: Cusumano, Bimstein, Martin, Boyett

Florida Community Management Staff Present: none

Approval of Minutes: Director Martin was not present, therefore we did not have minutes from the June Board Meeting. ***Director Castellani motioned to waive approval of minutes until July Board Meeting. Director Pepine seconded. The motion carried.***

Officer Reports: Board discussed contract emailed to us from Florida Community Management at length. There were some concerns brought up by Director Castellani which will be discussed with the management company before signing. Director Cusumano, who was not present, is to be checking with an attorney on some matters related to the contract.

Director Castellani discussed security system options for the pool/recreation area to curb vandalism. A bid was presented to the Board for approval. After some discussion, Board decided to wait and have Director Castellani contact a local security company to consult regarding temperature and humidity concerns related to the equipment we would be purchasing before we approve purchase.

Director Kolb asked that the Board please review the budget template provided by Florida Community Management before the July Board Meeting so that we can establish a date for an Association wide budget meeting and approval.

Old Business: Director Kolb went over paver bid submitted for roundabouts, as well as well proposal and input submitted by William Jamerson. After discussion, Board has agreed that we will go to website to look at hardscapes options and email Director Castellani so he can get us bid on pavers at wholesale. Director Fraser is to get bids on placing 3 wells in neighborhood for additional irrigation purposes. Director Pepine asked that Misty Sermons get a bid from Steve O'Grady as well before we make a decision.

New Business: none at this time. Brief discussion about how the new Florida Statute passed will impact our current plan for CCR violations regarding lawn standards. Nothing concluded at this time.

Next Board Meeting: The next Board of Directors meeting is scheduled for July 19, 2007 at 6:00p.m.

Adjournment:

There being no other business to come before the meeting, *the motion was made by Director Pepine that the meeting be adjourned. It was seconded by Director Williams. The motion carried. The meeting was adjourned at 4:16PM.*

Stephanie Kolb, PRESIDENT

Attest: Kristal Boyett SECRETARY