

**Mentone Cluster Development  
Owners Association, Inc.**

Board of Directors Meeting Minutes  
July 19, 2007

With a quorum present, the July meeting of the Mentone Board of Directors was called to order at 6:05pm by President Stephanie Kolb in the Recreation Pavilion.

Directors Present: Kolb, Bimstein, Boyett, Cusumano, Fraser, Pepine, & Williams

Directors Absent: Castellani & Martin

Florida Community Management Staff Present: Weston Baur, Misty Sermons, & Pat Assemany

Minutes:

*A motion was made by Director Fraser and seconded by Director Boyett that the minutes from June 21, 2007 be approved as presented. The motion carried.*

**CCR (Covenants, Conditions, and Restrictions) Report:**

- Pat Assemany was introduced as the Board of Director (BOD) and Mentone resident liaison to Florida Community Management (FCM).
- Ms. Assemany was hired by FCM in response to the BODs' concerns regarding the need for a dedicated contact to improve response to Directors', as well as residents', CCR-related concerns/inquiries.

**Contract Acceptance:**

The following issues were discussed related the proposed contract with FCM:

- 3 month payout...Director Cusumano...
- "Lock box services" [Article I, section 1.1] was explained as a third party hired to handle the community's money. We need to inquire into hiring this service for the next fiscal year. Mr. Baur and Ms. Sermons were unsure as to whether this expense was listed in the budget. This should be clarified prior to the "budget meeting".
- Director Boyett expressed concern regarding the lack of verbiage in the contract regarding FCM providing a dedicated liaison.

*Director Boyett made a motion, seconded by Director Cusumano, to accept the contract with the following contingencies: ~~3~~ month payout... \....., lock box... \....., and agent to provide a dedicated CCR person. Motion carried unanimously. 60 DAYS 1<sup>00</sup> lock box*

**Officers'/Committee's Reports:**

- Lawn/Landscape: No report.
- Budget Committee: Needs to meet prior to the August board meeting to discuss and approve the budget and prepare to present it to the residents at the subsequent board meeting. The goal will be to resolve any issues prior to the September billing. Ms. Sermons will draft cover letter to explain the new budget.

July 19, 2007 minutes (cont'd)

- Pool Committee: no report.
- CCR: no report.
- Playground: no report.

**General Manager's Report:**

- The contract, including our requested edits, will be sent to Director Kolb for review/signature.
- Weston Baur said work on the TOPS community management program has commenced.

**Old Business:** Discussion about pavers for the traffic circles, the well/irrigation, and a security system for the pool area were tabled until the next BOD meeting due to time constraints.

**New Business/Resident Issues:**

- Resident complained about the pool gate being left open by a representative from Swim America giving lessons at our pool. Another concern was Longleaf residents using our pool for these lessons. Some residents felt this should not be allowed, but other residents had no problem with this. Director Kolb will include this issue on the agenda for discussion at the September BOD meeting. Directors will, at that time, vote whether Swim America will be allowed to return to our pool next year and, if so, whether Longleaf residents will be permitted to participate.
- Another resident complained that the pool lights (on sensor) do not stay on long enough after dark. The BOD will address this issue. Another resident did not understand why residents are charged for replacement pool cards. Weston Baur explained that there is no profit on pool cards and the cost is merely for purchase of the replacement card and programming it.
- Resident requested access to BOD meeting minutes. *Dir. Boyett motioned to post BOD meeting minutes on the pavilion bulletin board; motion seconded by Dir. Fraser and carried unanimously. [Ms. Sermons will place a plastic sheath on the bulletin board for the minutes.]*
- Resident asked about a Mentone website. Directors Kolb and Boyett plan research this once other more pressing issues have been resolved.
- Several residents complained about lawn violation letters and the threatening nature of the letters as well as the lack of detailed information regarding "specific" violations. An apology on behalf of the board and management company was extended to the residents in attendance with assurances that the mistake was being rectified.
- Residents raised concerns about Pecan Park landscape maintenance, specifically maintenance of Crepe Myrtles and the white picket fence. Ms. Sermons will request that the landscape company trim the Crepe Myrtles back further. The fence should be painted soon.
- Resident requested the BOD look into enclosing the pavilion.

Next Board Meeting: The next meeting is scheduled for August 16, 2007 at 6:00pm.

**Adjournment:**

*The motion was made by Director Boyett that the meeting be adjourned. It was seconded by Director Fraser. The motion carried. The meeting was adjourned at 7:29 pm.*

\_\_\_\_\_  
Stephanie Kolb, PRESIDENT

\_\_\_\_\_  
Attest: Kristal Boyett SECRETARY