

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes  
November 11, 2007

With a quorum present, the November meeting of the Mentone Board of Directors was called to order at 6:14 pm by Stephanie Kolb, President, in the Recreation Pavilion.

Directors Present: Bimstein, Cusumano, Castellani, Fraser, Kolb, Pepine

Directors Absent: Williams (Martin officially resigned her Officer/Director position via email notification to the other Directors/Officers)

Florida Community Management Staff Present: Sermons, Rodgers, Assemany

Consideration of Minutes: Minutes approved by motion of Kolb and seconded by Castellani

Pat Assemany CCR Report: Violations report. 2 residents asked for exemptions from fines. One resident claims to receive mail at two separate addresses the other had vendor issues so the "renovations" to landscaping was not completed. The Directors present unanimously decided that neither could be exempt from the fines and both residents need to pay. CCR violations are improving. 1 resident has been called to next board meeting on December 20<sup>th</sup>. And there are 4 more that will be called to board meeting in January unless their violations are brought into compliance. House on SW 81<sup>st</sup> Terrace has a trampoline that visible from street...Assemany to send pictures and discuss via email. Dual colored driveway – grandfathered in and cannot be changed until house is sold.

Reports of Officers:

President – nothing new to report

Treasurer – nothing new to report

Secretary – presented and passed Meeting Minutes from October 18, 2007

Committee Reports:

- A. Lawn & Landscape: Pecan Park issues discussed in General Manager's report.
- B. Budget – passed – nothing new to report – monthly financials given to board from Management company.
- C. Pool: Some issues with people that came out for heaters and pump. Supposed to be 4 heaters there were only 3. 4<sup>th</sup> fixed. They said we should not run the heaters when and if the temperature drops below 55 degrees. Heat pumps...electric...anything below 55 degrees a waste of money, Jeff Baltozer – can wear out the equipment. Lots of issues – use of pool should probably be continued. Tabled to next meeting.
- D. Playground – Nothing new at this time.
- E. Communications – Web site created and 55 residents have "registered". Kolb is working on a newsletter.
- F. Architectural Review – Nothing new at this time.
- G. Maintenance/Vendor – Nothing new other than in General Manager Report
- H. Welcoming - Nothing new at this time.

General Manager's Report:

- A. Pool pump fixed and heaters on as of 10-26
- B. Jaco fixed front entrance lights 10-19. He said it looked like it was due to vandalism.

- C. BOD members do not have to be specifically named to be covered by D&O per Elizabeth at Lee Crane 11-12, when does policy expire?? Misty to email Castellani the insurance info so he can check and see if we can get it cheaper.
- D. 8523 SW 66<sup>th</sup> Lane has been charged. December 11<sup>th</sup> goes up for putting a lien against property.
- E. Flyers out with coupon books needed by 11-26-07 (Kolb was emailed 11-13)
- F. Pecan Park issues – Castellani addressed the Pest Control, fertilization and weed control issues for the Crepe Myrtles, Azaleas etc for Pecan Park. We should take care of fertilization and pruning of Crepe Myrtles.
- G. Misty gave Todd all e-mail addresses she had on 11-2
- H. Garage sale ad ran 10-25 and 10-27 – very successful.
- I. Delinquency report pretty good. Accounts are stabilizing. Castellani suggested putting the option to pre-pay onto the payment coupon.
- J. Sermons working with Jamerson to get a schedule from him on the landscaping maintenance.
- K. Front wall dead trees etc...take out dead ones and make front look better. Trim the 1<sup>st</sup> entrance a lot to make it look more like the 2<sup>nd</sup>.

#### Old Business:

- A. Web site up...Go TODD! – VERY positive feedback – we current have 55 email addresses and contact information from residents.
- B. School rezoning – squash for Elementary until 2009 – High school rezoning being discussed
- C. Pecan Park Pest control issues - covered
- D. Lights fixed at front entrance - covered

#### New Business:

- A. Retention ponds for future one day – trees instead of anything else.
- B. Kolb will contact Jim Annis regarding the Christmas Lights on the front lights
- C. Awards for Christmas decorations, etc. Allocate money for gift cards - \$20 to the 5 winners. Will need a committee that is not participating. Different categories...Castellani motioned that we have gift cards 5 at \$20 each. Kolb to chair – Fraser to email 55 addresses to get 2 more volunteers. Vote to form the committee will happen by December 1<sup>st</sup> need to know which board member will chair. December 16<sup>th</sup> 6-8pm decorations will be voted on. Winners stick sign in yard when return the sign they get the gift (note on sign).
- D. Highland Park sign has some issues – Gold Lettering is falling off. Common area – should be handled by Jamerson – Sermons to follow up.
- E. Mailing will be sent to announce elections to be mailed in December.

#### Resident Issues:

Semi truck parked with cars on it parked on the street on cul-de-sac road near Pool Pavilion. Resident to email Sermons with the info.

Motion to adjourn at 7:32pm by Kolb

Approved by BOD on December 20, 2007