

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes
December 20, 2007

With a quorum present, the December meeting of the Mentone Board of Directors was called to order at 6:10 pm by Stephanie Kolb, President, in the Recreation Pavilion.

Directors Present: Castellani, Fraser, Kolb, Williams, Bimstein

Directors Absent: Pepine, Cusamano.

Florida Community Management Staff Present: Sermons

Consideration of Minutes: November minutes approved, motioned Castellani, Approved by Kolb, Williams and Fraser – passed.

Misty Sermons CCR Report: Call to board. 2 supposed to be at board meeting – just one showed. Galina Jordan – issue with parking car in cul-de-sac received letters – son is the offender. Resident admitted to not being able to enforce, but worked with son get him to stop. Didn't have precise timing, 3 or 4 weeks ago making sure the vehicle not parked on street. Week later, she received a letter informing of a fine. Son's car has not been there. Resident thought that in the letter have time and state color and make of vehicles. BOD agreed and we will adopt this in future letters regarding vehicle parking violations. The BOD asked that residents help the community by reporting issues to the board so they can be dealt with. All common areas being reported – reason is that paying a service for so reports on it. Neighbors complained about excessive leaves, pine straw etc...BOD and Management Company agreed that there should be a little more leniency during the fall on the leaves, pine straw etc.

Reports of Officers:

President – Christmas lights. Elegance Award: Gary & Mary Katherine Wimsett 8517 SW 72nd Lane

Artist's Choice: Curtis & Cheryl Von Gunten 8215 SW 72nd Place

Best Overall: Angela Lounds-Singleton home (could not figure out address in person nor through property appraiser website but will need it to publish the winners in the next newsletter)

Children's Choice: Replogle & Thompson 7013 SW 85th Terrace

Innovations: Martin & Martin 6515 SW 80th St

Clark Griswold: Jeff & Lisa Baltozer 8127 SW 72nd Place

Great job on the lights. Kolb was contacted by M&S bank...bills for the credit cards were sent to Pacella's house by accident. Error corrected. The house across from pool should be completed and 30 days to complete or be fined. The Newsletter writing etc...Sermons helped to plug and format etc.

Treasurer – absent

Secretary – presented and passed Meeting Minutes from November 15, 2007

Committee Reports:

- A. Lawn & Landscape – nothing new to report
- B. Budget – nothing new to report
- C. Pool – nothing new to report
- D. Playground – nothing new to report

General Manager's Report:

- A. Pavilion: Frank update – log to be kept with what you did and how long it took. Task Log – make it more specific. Sermons to monitor more closely...monitor through January meeting. Something daily, weekly, monthly etc. Look at other vendors. Move on...to Feb.
- B. Pressure washes the Highland Park sign
- C. Thank you Frank for the holiday lights at the entrance.
- D. Trey signs to come out and give us estimate on sign
- E. Bids for Pest Control of Massey, McCall's & Parker will be in 2nd week in January.
- F. Jamerson started the pool sprinkler maintenance...Castellani – need new sprinkler heads in front.
- G. Jamerson completed tree removal at entrance wall. Approximately a two week window for moving the crepe myrtles.
- H. Ja-Con can hard wire lights with timer under \$400 – Castellani motioned, Fraser second, Bimstein, Kolb and Williams agree – Passed and to be installed prior to next BOD meeting.
- I. Sermons to be on Personal Leave: March & April 2008
- J. Committee signs for playground committee meetings. Committees do not make final solutions, only report to the board.
- K. Newsletter for future: person to frontline needed.
- L. Animal control – dog affidavit for dog related complaints.

Old Business:

- A. Web site up... Go TODD! – VERY positive feedback – 89 residents registered so far
- B. Congratulations: Holiday Lighting Contest Complete 12/16/07
 - i. Elegance Award: Gary & Mary Katherine Wimsett 8517 SW 72nd Lane
 - ii. Artist's Choice: Curtis & Cheryl Von Gunten 8215 SW 72nd Place
 - iii. Best Overall: Angela Lounds-Singleton home (could not figure out address in person nor through property appraiser website but I will need it to publish the winners in the next newsletter)
 - iv. Children's Choice: Replogle & Thompson 7013 SW 85th Terrace
 - v. Innovations: Martin & Martin 6515 SW 80th St
 - vi. Clark Griswold: Jeff & Lisa Baltozer 8127 SW 72nd Place
- C. Retention Area committee – Castellani to chair
- D. Pecan Park issues – this time of year so can't do landscaping. Tons of dead azaleas...schedule is correct...replace dead ones possibly. Table until March.

New Business: Nothing at the moment.

Resident Issues:

- A. Resident informed the board that somehow he has two addresses – a physical and mailing. Apparently the warning letters went to the wrong address. Garbage cans violation....received one and got fined instantly. Board agreed to waive fine. Official letter from Management Company to be mailed. Resident to contact proper County Officials to resolve the address issue.
- B. Jeff Baltozer – pool report submitted to board for consideration. Pool maintenance is horrible and dangerous. The Board looking into quotes for pool maintenance and speak with Pacella regarding his views etc. Many things played into the situation we are in. Fraser to email to residents to get their input.
- C. Glen Leprell – concerns over the wetland, retention area...is being taken up by sinkhole...erosion...fingers reaching out. How can we prevent...Bob Wigglesworth...Public Works...Sermons to give contact info to him to discuss issue.

- D. Trim junipers on the front sign
- E. People speeding through neighborhood.

Motion to adjourn at 8pm by Kolb

December minutes approved; Motioned by Todd Fraser and approved by Stephanie Kolb, Ken Castellani, Betsy Pepine and Barbara Cusumano at January 2008 meeting