

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.
Board of Directors Meeting
April 16, 2009
MINUTES

- I. Attendance – Present: Fraser, Ledee, Nichols, Lounds-Singleton
Quorum – yes; Call to Order – 6:30p

- II. Brief overview of how meetings run
 - i. Go through agenda
 - ii. Handle business
 - iii. Resident comments at end of meeting and end of points of discussion prior to voting
 - iv. 3 minute limit for comments by residents

- III. Consideration of February Minutes – Motion to approve by Ledee, 2nd by Fraser;
All approved.

- IV. Reports of Officers:
 - i. President: Todd Fraser – New Committee Members and Chairs was addressed
 - ii. VP: Otto Ledee - NA
 - iii. Secretary: Angela Lounds-Singleton - NA
 - iv. Treasurer: Nick Nichols - NA

- V. Committee's Reports
 - i. CCR/Landscape: Nick Nichols – Five residents are assisting this committee with lawn inspections. FCM requested the committee send the inspection results in a timely manner. Committee decided not to include dead lawn spots in the inspections due to frequent freezing temperatures.
 - ii. Financial: Karen Ledee – Karen is the new chair.
 - iii. Playground/Recreation/Pool: Stephanie Kolb – Not present
 - iv. Social: Patsy Murray – Committee reported they have five members and have held two meetings. They have discussed welcoming topics and wish to have a community wide event every quarter including a summer pot luck BBQ and assisting Ms. Pepine with her annual egg hunt in the spring. They intend to hold the first BBQ on July 25th. Additional interests include creating a book club, mom's group, dinner parties, wine tastings, and web-based resource sites via Yahoo, Facebook, etc. FCM agreed to include their events in the quarterly newsletter.
 - v. Welcoming Committee: Angela Lounds-Singleton – Chair intends to have a meeting within the next month.
 - vi. Architectural Review Committee (ARC):
 - a. Called to order at 6:21p by Fraser
 - b. 8114 SW 69th Pl. – Request to repaint house with same colors.
Motioned for approval by Ledee; 2nd by Fraser; all in favor.

c. Adjournment – Motion by Fraser; 2nd by Ledee; all in favor.

VI. General Manager's Report

i. See VII.

VII. Unfinished Business:

- i. GRU disconnected our gas in February, just as we were preparing to install a new gas heater for the pool.
- ii. New pool heater is to be fenced in for protection.
- iii. Gainesville Swim Club request for Mentone Team (February Meeting) – BOD voted on request: Fraser motioned to deny request; Ledee 2nd motion; All in favor.
- iv. Playground Fence Quotes were presented. Quotes ranged from \$2204 – 3777. Fraser motioned to table this matter until April's meeting; Ledee 2nd motion; All in favor.

VIII. New Business:

- i. Wood rot and brick around pavilion – Bids were presented for repairs, \$1600 for surface repairs (requested) and \$2350 for replacement of the doors (not requested). Fraser motioned to table this discussion until April meeting; Ledee 2nd motion; All in favor.
- ii. East Entrance – Landscape needs attention due to juniper's failure to revive. Bid was presented for all work (replace juniper, mulch and replant flower beds) at \$2200. BOD requested a breakdown of the quote into labor and supply cost.

IX. Homeowner Questions/Comments

- i. A fence is needed around the playground to prevent animals/pets from using it as a litter box.
- ii. Traffic Light – The east entrance is a very dangerous intersection due to Hickory Forest entrance being adjacent from our entrance. Residents showed interest in forming a committee to approach Alachua County Board for assistance with placing a traffic light at this intersection.

X. Adjournment – Motioned by Nichols, 2nd by Ledee; All approved at 7:45p.