

Mentone Homeowner's Association
Board of Directors

Minutes of the Mentone Homeowner's Association Board Meeting
June 18, 2009

Members Present: Angela Lounds-Singleton, Otto Ledee, Nick Nichols

Members Absent: Todd Fraser

Management Company Representative: Kelly Burch

Board members gathered at 6:15 P.M. to review any architectural requests. There was no business for the Architectural Review Committee at this time.

- I. The board meeting was called to order at 6:30 P.M.
- II. There was a brief review of meeting procedures and protocol.
- III. The minutes from the May 21, 2009 board meeting were motioned and approved.
- IV. Reports of Officers:
 - a. It was noted that people purporting to be ADT dealers were still soliciting in the neighborhood, and suggested that residents should be notified to remain alert and notify law enforcement if they are solicited.
 - b. In the wake of vandalism in the pavilion, the board requests that Kelly explore the purchase and installation of surveillance cameras.
- V. Committee Reports:
 - a. Landscape: Nick Nichols asked that all committee members submit their yard inspection reports by e-mail to Kelly (cc: to Nick) by the second weekend of each month.
 - b. Financial: Karen Ledee provided the April report for review.
 - c. Playground/Recreation/Pool: Angela Lounds-Singleton led a discussion of a long list of deficiencies in the pool area. These include:
 - i. Need to purchase a new skimmer net and extension handle.
 - ii. Need to replace signs, especially the one instructing people to call 911 in case of emergency and providing the specific address for the Mentone pool.
 - iii. Suggested by a resident that we need a sign which specifies that the gate locks automatically at 9:00 P.M.
 - iv. Consider additional sign(s) reminding users that no food or beverages are allowed on the deck or in the pool.
 - v. The tree overhanging the fence on the east side of the tennis courts needs to be pruned.
 - vi. The steps in the southwest corner of the pool are broken.
 - vii. There are broken tiles on the pool wall.
 - viii. The light on the north end of the west wall of the pool is loose.

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- ix. It was also noted the sign at the entrance to Highlands Park needs to be pressure washed.
 - d. Social: Patsy Murray led a discussion of the potluck picnic, scheduled for Saturday, July 25 with a rain date of Sunday, July 26.
 - i. We need additional volunteers, especially for cleanup.
 - ii. We need some small orange cones to cover the sprinkler heads on the soccer field, and the field should be mowed prior to the event.
 - iii. We will probably need trash/recycling bags. The board voted an additional \$30.00 for this purpose.
 - e. Welcoming/Love thy Neighbor: Angela Lounds-Singleton asked for a vote to approve the letter for new residents drafted by the welcoming committee. A motion was made and passed to approve the letter.
 - f. At this point Jim Annis joined us with samples of tiles to repair the entryway to the pavilion. The board selected one sample and authorized Jim to purchase 12 tiles.
- VI. General Manager's Report: Kelly stated that Weston is no longer the owner of Florida Community Management, and the new owner is Hal. This individual will sign checks, and Kelly will ensure that provisions are in place so a board member other than Todd Fraser also has this authority.
- VII. Unfinished Business
- a. Pool Heater. Kelly stated that the electrical work to install the heater will require a permit, which has been requested.
 - b. It was motioned and approved that a request pending before the board to refund a \$25 fine for covenant / yard violations be denied.
- VIII. New Business:
- a. Pool Area Maintenance: Discussed during Reports of Officers.
 - b. Key Fob Programming Dates: The board agreed that reprogramming the key fobs every two weeks, rather than "on demand", would be reasonable. Kelly will need to inform all residents of this change by postcard mailing, and the board approved the mailing expense.
 - c. Signatories on Bank Accounts: Kelly will ensure that provisions are in place so a board member other than Todd Fraser has this authority.
 - d. Several residents have requested to serve as board members, and these requests were motioned and approved by the board. New board members are Alan Tilly, Ron Newman and David Jenkins.
 - e. The board then discussed reassigning responsibilities given the uncertainty with Todd Fraser. Otto Ledee resigned as Vice President, remaining a board member,

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and Angela Lounds-Singleton was approved to replace him as Vice President. David Jenkins offered to replace Angela as Secretary, and this was approved.

IX. Homeowner Questions/Comments:

- a. It was mentioned again that solicitors/ADT imposters are still active in the neighborhood.
 - b. A question was posed regarding a non-compliant swing set (which several board members and Kelly appeared to be aware of).
 - c. There was a discussion of the board's authority to establish a lien against homeowners for failure to pay dues and fines. Kelly informed the group that the board does have this authority, and can even take a homeowner to foreclosure if necessary.
- X. Adjournment: A motion was made, seconded and approved to adjourn the meeting at 7:40 P.M.