

Mentone Homeowner's Association
Board of Directors

Minutes of the Mentone Homeowner's Association Board Meeting
October 15, 2009

Board Members Present: Angela Lounds-Singleton (President), Dave Jenkins (Vice President), Karen Ledee (Treasurer), Nick Nichols, Alan Tilly

Board Members Absent: Ron Newman (Secretary)

Management Company Representative: Kelly Burch, Florida Community Management (FCM)

Board members gathered at 6:15 p.m. to review architectural requests, and a quorum was established. There was one item for the Architectural Review Committee to consider:

- 8020 SW 70th Pl. The owner wishes to remove a dying tree, surrounding bushes, and a mulched area on the side of the right hand driveway proximate to the front-center of the house, and replace with sod. The ARC approved this request.

The ARC adjourned at 6:25 p.m.

- I. The Board of Directors meeting was called to order at 6:30 p.m., and a quorum was established.
- II. Proof of Notice of a budget meeting was established - notice of the October board meeting had been posted two weeks prior.
- III. The Mentone Association President, Angela Lounds-Singleton, conducted a brief review of meeting procedures and protocol.
- IV. There were two residents present who wished to make comments.
 - a. Amber Edwards spoke in favor of a Wiles Elementary School bus stop in Mentone. She walks her children to the Longleaf entrance. She is concerned about the safety of the children because of the many cars lined up and the traffic on Archer Road.
 - b. Bryn Willis was also concerned about safety and noted it would be a strong selling point for Mentone as a "family friendly" neighborhood if there was a bus stop for elementary school children within the community.
- V. The minutes of the September 17, 2009 board meeting were reviewed and approved as written by unanimous vote.
- VI. Report of Officers.
 - a. The Mentone President, Angela Lounds-Singleton, addressed the board and opened a discussion of the pool problems. Angela has been working with CSE Engineering and received an engineering report and rough estimate for repairs which Kelly distributed to board members prior to the meeting. To summarize, the deck cracking is normal, because the underlying concrete slabs were installed

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as 18 foot sections and concrete normally cracks every 12 feet. We can expect cracks to occur in the surfacing material overlaid on the concrete foundation slab. The cracks in the pool surfacing (marcite?) are also normal given the settling of the pool that has occurred over time. However, these cracks should be fixed by resurfacing the pool so water leaks do not develop. Some of the tiles surrounding the pool at the waterline will also crack and pop off over time due to settling. We will need to fix them when they do. The total cost of pool and deck repair was estimated at \$31,650. The board decided we should focus our effort and resources on repairing the pool itself, and make temporary repairs to the deck at this time. We should also have a leak test performed on the kiddie pool to determine why the water level is chronically low.

- b. Next Angela informed the board of the status of the pool entry system. The laptop computer is not charging properly, thus Angela is not able to adjust the entry system or reprogram the key fobs. She will try replacing the power cord, and if that doesn't work, replace the laptop battery.
- c. The Mentone Vice President, Dave Jenkins asked that his time be used for a review of the action items and this was done. Dave will provide updates to the action items list and the closed/inactive action items. The board discussed the guidelines for pool party requests and tentatively agreed to a limit of 24 total party-goers, with 12 being non-Mentone guests. Angela will write and distribute a draft set of guidelines and a draft pool party request form for board member comments.
- d. The current Secretary, Ron Newman, has expressed a desire to resign from the board. Kelly will ask for a letter from Ron to this effect. A motion was made that Alan Tilly be appointed Secretary. Al accepted this appointment and the motion was approved by unanimous vote.
- e. The Treasurer, Karen Ledee, reserved her time for discussion of the 2010 budget.

VII. Committee Reports:

- a. CCR/Landscape:
 - i. Nick Nichols noted that much improvement is evident throughout the community and residences are looking good overall. He briefed the board that there will be no yard inspections in December because he and his team will be judging Christmas decorations. Yard inspections will resume in January 2010.
 - ii. Dave briefed the board on the proceedings of the October 7, 2009 meeting at which fines committee volunteers introduced themselves and were informed of the provisions of the Florida statutes and the role of a fines committee in Mentone. The three volunteers are: Todd Fraser, Michael Johnston and Scott Paulson. Dave distributed the following e-mail in lieu of meeting minutes on October 8, 2009:
 - Dear Board Members,
 - On Wednesday Oct 7 at 6:30 p.m., there was a meeting between Mentone board members, Florida Community Management and three members of

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the Association who volunteered to serve, if needed, as members of a fines committee. Those three members are Todd Fraser, Michael Johnston, and Scott Paulson, and they are Cc'd on this e-mail.

The Mentone board was represented by Dave Jenkins and Al Tilly, and FCM was represented by Kelly Burch. Dave and Kelly provided information about the workings of the fines committee and the covenants enforcement process to Todd, Michael and Scott. This information included Section 720.305 from the Florida statutes, and examples of the forms and letters used to notify residents of covenant violations and impending action.

Since we did not have a quorum of board members, we decided the appointment of fines committee members would be made by e-mail. Todd, Michael and Scott, please Reply All to this message and state your willingness to serve as fines committee members. Board members, once we receive the responses from fines committee volunteers, please vote for or against appointing Todd, Michael and Scott to the fines committee.

Kelly, please keep a record of these e-mail exchanges as part of the Mentone permanent files in lieu of meeting minutes.

Thanks to everyone for giving of your time last night, and for being willing to volunteer to make Mentone the best it can be.

Yours Sincerely -

Dave Jenkins, Vice President
Mentone Owners Association

The fines committee volunteers each responded:

- I reaffirm my willingness to serve on the Fines Committee.

Thanks, Todd Fraser

- Please allow this note to serve as my willingness and intent to serve on the fines committee. Regards, -M (Michael Johnston)

- I accept the position. Scott Paulson

Dave read these responses into the record, and a motion to appoint Todd Fraser, Michael Johnston, and Scott Paulson to the fines committee was made, seconded and approved by unanimous vote of board members.

- iii. Angela stated that Janet Wolf is also willing to serve as a member of the fines committee, and she will be appointed at the next board meeting at which she can appear and at which we can establish a quorum.
- b. Financial: Karen reserved her time for the discussion of the 2010 budget under New Business.
- c. Playground/Recreation/Pool: Angela noted that we need a new chairperson for this committee since Stephanie Kolb is no longer active in this role.
- d. Social: Patsy Murray was not present, but preparations for the Mentone Halloween gathering on October 24 are on track.
- e. Welcoming/Love Thy Neighbor: Angela briefed the board that she is able to make baskets for new residents with a variety of produce items. There was discussion that maybe cookies or some other less perishable food item would be better.

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- f. Architectural Review Committee: Nothing to report beyond what has already been discussed.
- VIII. General Manger's Report: Kelly had nothing new to report at this time.
- IX. Unfinished Business:
- a. Action Items: Already discussed
 - b. Bus Stop within Community: Angela conducted a survey of the community, and the response was nearly 3 to 1 in favor of having the Wiles Elementary School bus come into the Mentone community instead of stopping on Archer Road. Safety of the children and convenience were cited as the main reasons for making this change. Board members discussed the possible negative impacts of the bus coming into Mentone, including noise and fumes from the bus, trash at the bus stop, a large number of cars parked at the bus stop, possible damage to curbs, roundabouts, and landscaping by the bus, and difficulty for the bus driver to get back onto Archer Road. Dave made the following motion: "Given the favorable response from residents to the bus stop survey, the board would like to ask the Transportation Department of the School Board of Alachua County to explore the feasibility of establishing a Wiles Elementary School bus stop at the Mentone pool parking lot and report back to the Mentone Board. The board wants to know if the bus can safely enter and exit the community, will it be able to negotiate our streets without damaging curbs, roundabouts and landscaping, and will the bus be able to exit onto Archer Road in the morning rush hour without undue delay." This motion was tentatively approved on a 3-2 vote, contingent upon the final wording which Dave will coordinate prior to producing the minutes. This was done and the wording above was adopted without objection.
- X. New Business:
- a. Consideration of the 2010 Budget: The board discussed at length the 2010 budget proposal (attached). Given the repairs needed for the pool area, there is considerable risk involved in maintaining assessments at the 2009 level. However, the board decided to move forward with the budget as proposed. If it becomes evident that a special assessment is needed to prevent overdrawing the operating account, the board will take such action as may be required. A motion was made to approve the 2010 budget as written, seconded, and approved by unanimous vote. There were no association members (residents) present who wished to speak either in favor of or in opposition to the 2010 budget.
 - b. Other new business: None.
- XI. Homeowner Questions/Comments: No homeowners were present to speak at this time
- XII. A motion to adjourn was made, seconded and approved at 8:35 p.m.