

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

November 19, 2009

With a quorum present, the November 19, 2009 meeting of the Mentone Board of Directors was called to order at 6:30 pm by President Angela Lounds-Singleton in the Mentone Recreation Pavilion.

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

Directors Absent: None

Florida Community Management Staff Present: Kelly Burch

Consideration of Minutes: October 15, 2009 minutes approved subject to the change of the ARC item address from 8070 to 8020 SW 70<sup>th</sup> Place, motioned Nichols, seconded Lounds-Singleton. Approved unanimously, passed

Reports of Officers:

- a. President – The President advised the board that the laptop has been fixed. The cost was capped by the provider at \$200. The problem was a faulty hardware component that has been replaced. The data from the computer has been backed up as part of the repair process.
- b. Lounds-Singleton also stated that she used the laptop to adjust the pool gate times to reflect the new hours of 8am to 9pm.
- c. Lounds-Singleton also brought up the issue of the electric problems in the pavilion structure. The board asked Burch to retain an electrician to assess the problem.
- d. The status of the kiddie pool was also discussed. The leaks seem to have been repaired except for one remaining crack. Further discussion occurred during the pool section below.

Repair work on the pavilion will be ready to inspect the weekend of November 21. One added item was completed that wasn't called for in the original scope of work, that being the replacement of the door deadbolt. Discussion ensued and it was concluded that additional payment for this item wouldn't be an issue.

Treasurer – Treasurer Ledee deferred her report to be incorporated with the financial committee report.

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Secretary – No report

Committee Reports:

- A. Architectural Review ARC –
- B. CCR/Lawn & Landscape - Nichols advised us that there will be no monthly inspections in December, with the exception of homes who are on a 2nd or 3rd notice/fines status, due to residents working on their Christmas decorating and work will be involved in the decorating contest. Nichols also told us that yard reviews could be reinstated as early as January 10. Nichols also brought up the issue of process for homeowner notification when tree damage was present, that is clearly on one resident's yard but could affect adjoining neighbors should the damaged area fall, after the homeowner has been advised by covenant and conditions violation letter. No conclusion was reached.
- C. Financial - Ledee distributed the 2009 projected expenses sheet through Sept 2009. Discussion ensued regarding the amount of unpaid dues with no action taken or required.
- D. Playground/Recreation/Pool - committee is currently unchaired.
- E. Social - Patsy Murray. \$204.74 submitted for reimbursement for the Halloween party. Receipts provided did not correspond to the amount requested. Murray supplied additional information regarding these items. The amount of \$204.74 was approved for reimbursement. Discussion was held regarding the Christmas party requirement for background and offender checks for the person playing Santa. Discussion was also held regarding the requirement for a signed waiver from parents prior to publishing any photos of children on the Mentone web site or flyer. Additional discussion included the budget for treats and decorations. Motions were made Lounds-Singleton, seconded Ledee, and approved unanimously for background and offender checks for the person playing Santa and a budget of \$100 or less for candy canes, decorations, and hot chocolate.
- F. Welcoming/Love thy Neighbor – Chairwoman Lounds-Singleton will send a welcoming letter to new owners in Mentone and include a “coupon” for a fresh fruit basket. The new owner may then send a message to the Welcoming Committee e-mail address and the basket will be delivered at their convenience (within reason).

General Manager's Report:

- A. Burch explained that all pools in the Gainesville area are currently having trouble with algae and that all that can realistically be expected is to keep after the testing and treating until the condition is under control.

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Old Business:

- a. Action items: Action items were discussed. Tilly will send out updated list for active and inactive items.
- b. Bus stop within the community: We have been made aware that Alachua County Schools does not provide new bus service within any subdivision for any school. This concludes any type of board action on this item.
- c. Pool and deck repairs: Discussion was held regarding the proposals submitted and the extent of repairs to be undertaken at this time. It was the consensus that the proposal by Gainesville Pool Renovators was best suited to our needs. We were informed Gainesville Pool Renovators had tentatively placed our project on their work schedule for the end of January. They expected a completion time of 3 weeks depending on weather. After additional discussion a motion was made by Lounds-Singleton and seconded by Ledee and approved unanimously to accept the proposal by Gainesville Pool Renovators for the pool, kiddie pool, and deck repairs subject to the following conditions being met:
  - i. Deletion of the tiles delineating swimming lanes and a corresponding reduction in cost.
  - ii. A contract listing payment terms and conditions (up front cost, remaining cost and when due).

New Business:

- A. RBC bank: It was brought to our attention that there is indirect evidence that RBC may be in a tenuous position. The board discussed some alternatives and asked Burch to check on the solvency of RBC and report back. Depending on the results of that search additional action may be taken.

Resident Issues:

- A. No homeowners were present

Motion to adjourn at 7:55pm by Lounds-Singleton, seconded by Nichols, approved unanimously

\*\*Pending official Board of Director's Approval at December 17, 2009 meeting\*\*