

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

December 17, 2009

With a quorum present, the December 17, 2009 meeting of the Mentone Board of Directors was called to order at 6:38 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: None

Resident Comments: No residents present

Consideration of Minutes: November 19, 2009 minutes, motioned Lounds-Singleton, seconded Ledee. Approved unanimously, passed

Unanimous decision to adjourn due to climate conditions and move venue at 6:43 pm, reconvened at Hagen-Daaz at 7:00 pm.

Reports of Officers:

President – Lounds-Singleton getting positive comments from residents concerning renovations to the neighborhood.

Vice President- Jenkins deferred to action items discussion

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

Secretary – Tilly thanked the other Board members for helping him get up to speed and expressed optimism for the neighborhood.

Committee Reports:

- A. CCR/Lawn & Landscape - Nichols advised the Board that there is positive feedback from neighbors regarding neighborhood changes. Christmas light judging will take place Saturday December 19. Discussion whether winners should receive a \$25 gift card from Lowe's using funds from the welcoming committee budget. Motion Ledee, second Jenkins, approve Jenkins, Ledee, Tilly, Nichols, abstain Lounds-Singleton, approved. Nichols to follow up with Burch regarding houses on the violation list.
- B. Financial - Ledee distributed the 2009 projected expenses sheet through October 2009. Discussion ensued regarding the Pecan Park special assessment, specifically

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

December 17, 2009

- concerning the repair and painting of the fence. Discussion also occurred regarding responsibility of maintenance of the crepe myrtle trees. It was stated that the Board assumed maintenance of the trees for uniformity of appearance. This condition is also listed in the covenants so changing it would be very difficult due to the majority of homeowners that would have to approve the change. There also appeared to be less in expenses in October. Jenkins asked about tapping into reserves since "retained earnings" isn't available. The Board asked for end of year allocations to accounting category checks so that expenses are reflected in the correct categories. It was decided it would be beneficial to have a list monthly of how much is assigned to each category to keep expenses posted to the right categories. It was agreed that this should be a goal after the year end results are submitted.
- C. Playground/Recreation/Pool - committee is currently unchaired. Items handled through the action item list. It was agreed that this was an appropriate solution for now. It was stated that Ernie Terry with Distinguished Homes and Interiors recommends that seamless gutters be installed prior to painting of the pavilion. This will be discussed further at the appropriate time.
 - D. Social - Patsy Murray. No report.
 - E. Welcoming/Love thy Neighbor – Chairwoman Lounds-Singleton stated there are very few new residents in the neighborhood. The current system of sending a card to a new owner and having the owner redeem the card for a welcome basket has been working well. This system will be continued for the foreseeable future.
 - F. Architectural Review ARC – Convened at 6:26 pm at the Mentone Pavilion with the same members present

Al Tilly, 6747 SW 81st Terrace for repainting shutters and front door same color as current. Motion by Lounds-Singleton, second by Ledee, vote to approve Lounds-Singleton, Jenkins, Ledee, Nichols, abstained Tilly, approved

Gil and Patsy Murray, 8132 SW 70th Place for replacement of all windows with new having the same physical appearance as the existing windows. Patsy present with picture showing proposed glass and frames. Motion Lounds-Singleton, second Ledee, unanimous vote to approve.

Angela and Keith Singleton, 6744 SW 81st Terrace, to enclose screen porch area at the back corner of the house and install French doors and single window unit. Lounds-Singleton answered improvement appearance questions. Enclosure will not result in any increase in under roof residence area. Motion Jenkins, second Ledee, approve Jenkins, Ledee, Tilly, Nichols, abstain Lounds-Singleton, approved

Motion to adjourn at 6:36 by Lounds-Singleton, second Ledee, approved unanimously.

General Manager's Report:

- A. Burch was absent due to illness, however, it was announced that the management company has a new address. There is still effort to get the pool maintenance contract signed by the vendor. It was announced that the pool maintenance vendor (Aquatic) will

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

December 17, 2009

waive the maintenance fees while the pool is down for repairs in late winter-early spring. It was also stated that the maintenance vendor stressed to us that the coordination of the pool heater shut down before repairs and startup after repairs is critical for gaining the greatest useful life from the new heater. Discussion also ensued regarding getting a second cost proposal from another vendor so we could be prepared with an alternate should the situation arise in the future.

Old Business:

- B. Action items: Action items were discussed. Jenkins will send out updated list for active and inactive items and has graciously agreed to maintain both lists into the future.

New Business: None

Resident Issues:

- A. No homeowners were present

Motion to adjourn at 8:02 pm by Lounds-Singleton, seconded by Nichols, approved unanimously

Pending official Board of Director's Approval at January 21, 2010 meeting