

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

January 21, 2010

With a quorum present, the January 21, 2010 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

Resident Comments: No residents present

Consideration of Minutes: December 17, 2009 minutes, motioned Lounds-Singleton, seconded Ledee. Approved unanimously, passed

Discussion to adjourn due to weather conditions and move venue. Decision to remain at the pavilion due to improving conditions.

Reports of Officers:

President – Lounds-Singleton commented on the seeming increase in dues delinquencies at the first of the year. Burch responded that based on their experience this is typical.

Lounds-Singleton advised the Board she had been informed by William Jameson of Floridascares that there was a corroded sprinkler control box near the entrance. Jameson quoted a cost of \$150 for repairs since he was already working in that area. Lounds-Singleton approved via phone. Replacement has already been done.

Lounds-Singleton also reminded the Board that elections are next month at the annual meeting. We have no new nominees at this time. She asked we all try to encourage others to participate. Burch explained that ballots will be available at the annual meeting for voting. She also added it would be beneficial to have the final ballots prior to the mailed meeting notices so they could be incorporated in one mailing. Burch also reminded us that Notices will be going out very early in February. Security for the annual meeting was discussed and the consensus was that security would not be necessary at this year's meeting.

Lounds-Singleton informed the Board that she would like to seek a different role on the Board. New role to be determined in the near future. Following some discussion, it was

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the consensus that the elections would be a good time to make any transitions. Burch advised the Board that there is a nominee form for Board candidates which asks for pertinent information that may be used to help define the qualifications of the candidate. The Board decided it would be good to have this information on file for each of us as well. Burch stated she would provide forms for the existing Board members.

Lounds-Singleton also stated the Board had been advised via e-mail that there have been coyotes sighted in the general Mentone area. Discussion ensued as to what advisement, if any, should be provided and how it should be provided to Mentone residents. The conclusion was that the appropriate notification method at this time was through the listserve and an item posted on the Mentone website.

Lounds-Singleton informed the Board that there have been minibikes using the common areas in the subdivision which is against covenants and traffic laws if the bikes are operated on public streets. She also informed the Board that Jenkins had talked to the young people using the bikes and informed them that the common areas were not intended for motor vehicle traffic. Jenkins stated the operators were polite and receptive and he felt this should resolve the issue, at least for the time being. It was discussed that the next option would be to address the parents of the young people directly.

Vice President- Jenkins deferred to action items discussion

Treasurer –December financials were included in the Board packet. Burch informed us that the management company accountant is ready for the year end closing and review of the financials by the appropriate Board members. Burch also informed the Board that January financials may be delayed if the review is not completed in a timely fashion. Possible dates and times in the near future were discussed for this review. Jenkins asked if it were possible to have draft copies of the year end financials e-mailed in advance for review and formulation of questions to have the meeting progress smoothly and efficiently when it did occur. Burch stated she would have the accountant call Jenkins and discuss the available options.

Secretary – Tilly deferred to new business discussion.

Committee Reports:

- A. CCR/Lawn & Landscape - Nichols summarized the judging of the holiday decorations. He also stated that there were no inspections in December or January. Nichols then submitted his resignation from the CCR committee. All thanked Nichols for his years of service and wished him well in future endeavors. Burch informed the Board she received a complaint for a car on jacks in a public street in Mentone for over three weeks. Burch advised the owner of the car by letter this was against restrictions. This

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- led to no change. After some discussion, Burch is checking on having the offending vehicle towed. In any event, a 15 day letter will be sent due to a failure to respond to the prior notifications if the condition has not been resolved by Tuesday January 26, 2010. Burch also informed the Board that the only response for her request regarding other 15 day letters was made by Jenkins so since a minimum of two members input was previously requested by the Board no letters were issued since early November. The Board agreed that the situation needs to be remedied. Jenkins asked if it would be possible for Florida Community Management to do the monthly inspections. Burch informed the Board that the management company had relied on the CCR Committee to do the inspections, however, the management company could do a proposal for those services. Lounds-Singleton asked Burch to do a check with the management company for an informal estimate of a fee for inspection services. Jenkins stated that monthly homeowner fees may have to change if the management company assumes the inspection services from a volunteer committee. Burch was asked to get options from the management company and provide to the Board members via e-mail. Jenkins brought up the idea that we send second letters to the primary ongoing problem houses. Burch will send active open files from prior inspections. Lounds-Singleton informed the Board she had received no CCR reports for October, November, or January. Burch informed us she had also received no list from December and only one report from January. Lounds-Singleton asked that the January and February inspections ignore dead grass due to the record cold suffered by the area in January. She also asked that various inspectors be consistent with review of front porch storage, open garage doors, and large weed areas when the grass does come back. After discussion, it was agreed that the website contain item(s) to inform owners that the grass will come back in mid-March (if it is going to come back) and not to fertilize until after April 1. In the interim, it would be a good time to follow up on roof cleaning and pressure washing houses and drives.
- B. Financial – No report pending year end closing outlined above.
 - C. Playground/Recreation/Pool – Lounds-Singleton informed us that the key fob use and administration is going smoothly. She also stated that the bathroom door in the pool pavilion area had remained closed after it should have been opened multiple times in the recent past. Discussion followed with no final action. Due to pool renovations, the pool gate will be locked by the contractor for the next 3-4 weeks. There will be a tennis court access sign posted so that those wishing to use the tennis court will be directed to the gate that is normally locked. The lock on this gate will be put on the gate from the pool area to the tennis court. It was decided by the Board that the swim lanes be put back into the pool repair contract due to limited savings with leaving it out.
 - D. Social - No report.
 - E. Welcoming/Love thy Neighbor – Chairwoman Lounds-Singleton stated that she will assume the chair position for the time being. She also stated there have been two new owners since the last meeting and both responded to our offer for a welcoming fruit basket. The fruit baskets were well received.
 - F. Architectural Review ARC – Convened at 6:18 pm at the Mentone Pavilion with the same members present.

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William and Jennifer Kuntz, 7006 SW 85st Terrace for a new fence around the currently unfenced back yard lines. Motion by Jenkins with comments that the fence be of shadowbox style and that the drawing as submitted reflects that the fence will be set slightly on the applicant's property, second Nichols, approved unanimously.

David Jenkins, 6814 SW 83rd Terrace for Committee input concerning future rear yard landscaping and patio improvements. Nichols recommended that the contractor be asked to get all permits and pay necessary taxes due to his experiences with similar issues. Jenkins stated he would be back with an official request for approval once bids had been received and actual plans and forms had been submitted. No action requested or taken.

Motion to adjourn at 6:29 by Nichols, second Tilly, approved unanimously.

General Manager's Report:

- A. Burch informed us that the management company has settled into their new offices. Notice of the move will be included with the annual meeting and election notices sent in early February.

Old Business:

- B. Action items: Action items were discussed. Jenkins will send out updated list for active and inactive items.
- C. Soccer goals: It was decided that the goals be chipped and painted now. Jenkins asked the Board to approve up to \$200 for obtaining the first soccer net. If the first is acceptable the second will be ordered to match. Motion made by Lounds-Singleton and seconded by Nichols, approved unanimously.
- D. Volleyball area: Burch informed us of the results of checking for sand providers. After discussion it was agreed that we would obtain 6 tons of sand and top dress the court area. Burch to check with Ernie Terry and determine if he can obtain the sand directly thus saving us delivery charges from the materials company.

New Business: Jenkins raised the issue of new basketball goal nets. Lounds-Singleton also stated the tennis court net needed to be replaced eventually as well but that is not as much of a priority as some of the other things going on. Tilly brought up the issue of non-residents using property amenities (other than the pool). General consensus was as long as the participants are courteous and abide by the rules residency is not required. Specific case was regarding a traveling basketball league with at least one Mentone resident being part of that league. Tilly also raised the issue of the soda machine in the pavilion area. No Board member was aware

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this was being installed. Main issue was with the constant lighting. Tilly's opinion is that it detracts from the park like setting of the pavilion. Tilly asked Burch to check with the soda company and see if they could place a sensor on the unit to only activate the lights when someone was within close proximity to the unit. Burch to check on sensor or lower wattage lights and respond. Burch informed the Board that Jim Annis is in the process of repairing the leaky shower head valve on the pool shower. No other new business.

Resident Issues:

A. No homeowners were present

Motion to adjourn at 7:56 pm by Lounds-Singleton, seconded by Jenkins, approved unanimously

Pending official Board of Director's Approval at the February 18, 2010 meeting