

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

November 18, 2010

With a quorum present, the November 18, 2010 meeting of the Mentone Board of Directors was called to order at 6:31 pm by President Dave Jenkins in the Mentone Recreation Pavilion.

Directors Present: Dave Jenkins (President), Karen Ledee (Treasurer), Al Tilly (Secretary), Patsy Murray

Members Absent: Angela Lounds-Singleton (Vice President)

Florida Community Management Staff Present: Kelly Burch

Resident Comments: No residents present.

Consideration of Minutes: October 21, 2010 minutes. No discussion, motion to approve by Jenkins, seconded Ledee. Approved unanimously.

Reports of Officers:

President – deferred comments to action items section.

Vice President- (not present)

Secretary – No report.

Treasurer – expense sheets were distributed to the Board members present. General discussion followed on some of the categories. The total budgeted amount was almost exactly equal to the total expense amount. Murray expressed gratitude for the work put into the budget by Ledee and Jenkins.

Committee Reports:

- A. Financial – (covered in Treasurer's Report above)
- B. Playground/Recreation/Pool – Burch informed us that the pump impeller which was recently replaced has cracked. The impeller was new so it will be covered under warranty. It will be a few days before the part arrives and is installed so the pump will be out of service until that time. This also means the heater will not be working since the water is not being circulated. Jenkins stated the pool railing was wobbly and needed to be repaired. Annis to add to his schedule, no specific timeframe established for the repair to be completed. Burch informed us she received correspondence from Aquatic Maintenance (our pool maintenance company) that their cost for chlorine has gone up and they are requesting an additional \$50 per month for pool chemical maintenance due to that fact. Burch asked if we wanted to

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check prices against other qualified vendors. Jenkins stated that we did (with consensus from the Board). Burch informed us that it is difficult to find a company that will be on call essentially all the time, especially on weekends like Aquatic has been. The list of companies that are fully qualified and have a person on call for most of the times, weekends in particular, is limited to a very few companies. She also stated response time is important as well as being on call. Aquatic has provided fast service. Burch to follow up with seeking similar vendors and getting costs for Board review and potential action. Jenkins pointed out the playground equipment area has had additional mulch added to bring the depth of mulch up to at least the minimum amount required. A brief discussion was had by the Board concerning the trimming of the trees previously overhanging the brick wall along the frontage of the neighborhood along Archer Road. We were told the trees have been trimmed and that the shrubs along the front of the wall will be done at a later time by a different vendor.

- C. Social – No Committee members present. Discussion was had by the Board concerning an e-mail received regarding Halloween event pictures being added to the Internet. The Board concluded that, although unfortunate, due to the extent of potential liability it is necessary to have signed waivers from all parents for any pictures including minors prior to posting on the Internet.
- D. Welcoming/Love thy Neighbor – Duties have been assumed by the Social Committee members. No additional discussion or action.
- E. Architectural Review/ARC – No comments were made.

General Manager's Report:

- A. CCR/Landscape: Burch informed us that starting this time of year the largest number of letters generated are concerning pine straw being left on roofs. A discussion followed on how we want to administer the process over the winter months. Motion by Jenkins to have the management company continue to do reviews of the properties subject to existing 30 day, 15 day, and fines and to add any properties with obvious violations to the 30 day list. Motion seconded by Ledee, approved unanimously. Burch further informed us that 3 owners have opted to appear before the fines committee to plead their case for the waiving of fines previously levied. Therefore, we will need to convene the Fines Committee within 30 days. The discussion then went into the area of inspection process in general and winter inspections in particular. A very lengthy discussion ensued. No motionable items were defined, however, the consensus of the Board was to modify the previously established procedures and have the process move forward with the modified procedures.

Unfinished Business:

- A. Review of Action items: Action items were discussed. (See separate action items list). Tennis court replacement net was discussed. Motion made by Murray to have the new

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net and center strap purchased and installed for a total cost of \$220 plus tax. Second by Ledee, approved unanimously.

- B. Common area fencing: included in Action Items. Burch informed us she now had received two bids and will follow up with the third vendor stating a desire to submit a proposal. The second bid had been received earlier in the day. Therefore, Burch to provide the new bid and copy of the previously obtained bid by another vendor to the Board via e-mail in the near future.

Remaining New Business:

- A. Parking/entry control during Trick-or-Treat hours: streets in Mentone are publicly owned rights-of-way so as a Board we have no authority to restrict access to any of the streets in the subdivision. There are County laws pertaining to parking and safe, efficient movement of traffic. These laws need to be enforced by the County. A discussion followed regarding potentially "petitioning" the Alachua County Sheriff's Office (ACSO) to provide traffic control since the amount of traffic is very large during the hours that trick or treaters are making their way through the subdivision. Discussion regarding direct control through ACSO, hiring off duty officers, etc. No conclusions made. There will be follow up early next fall regarding available methods to help handle the large influx of cars and pedestrians.
- B. Discussion of Director and Officer assignments for 2011. Discussion was had regarding existing member duties and the need to solicit and obtain additional members to handle attrition and burnout of existing Board members. No decisions at this meeting. Decisions regarding existing Board members will be made early next year. A plea was made for all to try to encourage others to step forward to try to maintain a viable Board able to discharge the many duties needed.
- C. Holiday lighting contest: Based on Board discussion, Burch was asked to follow up with the Social Committee to see if they could handle the duties of judging. Board stated that awards should be given for the ±6 categories we have had in the past for judging. Jenkins agreed to buy six \$25 gift cards at Lowes using his Mentone Visa card.
- D. Other: Murray discussed a very informative single sheet narrative she had put together regarding Florida Friendly landscaping tips. She presented a copy to each Board member. After a brief discussion, the Board asked Burch to include a copy of the letter in the quarterly dues envelopes sent next spring to allow the information to be provided at the most appropriate time of the year.

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Resident Issues:

A. No residents present.

Motion to adjourn at 8:25 pm by Jenkins, seconded by Murray, approved unanimously.

Pending official Board of Director's Approval at the December 16, 2010 meeting