

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

July 15, 2010

With a quorum present, the July 15, 2010 meeting of the Mentone Board of Directors was called to order at 6:50 pm by President Dave Jenkins in the Mentone Recreation Pavilion.

Directors Present: Dave Jenkins (President), Karen Ledee (Treasurer), Alan Tilly (Secretary)

Members Absent: Angela Lounds-Singleton (Vice President), Patsy Murray

Florida Community Management Staff Present: Kelly Burch

Social Committee (out of agenda order to accommodate committee members present)

Debra Martinez brought the dry erase banner to be used at the pool area to announce events in Mentone. The new banner is a 2 foot by 5 foot vinyl dry erase banner. The banner can be fastened to the pool area fence by either rope or zip ties. Martinez also presented the Board a flyer for the ice cream social on August 7 at the pavilion. The banner and flyer were well received by the Board. Martinez was thanked by the Board for the committee's involvement in making Mentone a better neighborhood.

Resident Comments: No residents were present.

Consideration of Minutes: June 15, 2010 minutes discussed, motion to approve by Jenkins, seconded Ledee. Approved unanimously.

Reports of Officers:

President – deferred comments to action items section.

Vice President- Lounds-Singleton (not present)

Secretary – no report

Treasurer – Presented June financials. No additional report.

Jenkins questioned whether residents were having difficulty getting quarterly statements based on comments and delinquencies. Burch explained that the system seems to be working now and those that don't get statements timely contact the management company when their pool key fob no longer works.

Committee Reports:

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- A. Financial – Jenkins expressed enthusiasm about getting started on next year’s budget. He also stated that we should be looking at the fence improvements to Pecan Park and resurfacing of the basketball court using funds from the “reserve” account and any additional needed funds over time from the quarterly dues. The October meeting will again be the “budget” meeting with a draft budget workshop in September.
- B. Playground/Recreation/Pool – discussion on condition of the umbrellas in the pool area. Also discussion on general condition of the area and it was concluded that Jamerson is doing a good job overall with just a couple minor problem areas around the pool area.
- C. Social – (addressed in the resident comment section above).
- D. Welcoming/Love thy Neighbor – no report
- E. Architectural Review/ARC –An overview of this month’s drive through was presented by Burch. After some discussion it was concluded that overall progress is being made. Residents seem to be addressing problem areas in yards more diligently. Residents were congratulated by the Board for making Mentone more attractive overall.

General Manager’s Report:

There have been changes in management personnel and the roles of some personnel since last month and those changes were presented and discussed. In particular, we learned that Hal Whittet is leaving and Ken Joines is assuming the position vacated by Hal.

Unfinished Business:

- A. Action items: Action items were discussed with some of the items being moved to the completed list.
- B. Mulch renewal project at pool was discussed and it was concluded that this will need to wait until funds are appropriated in next year’s budget.
- C. Website administration: a possible resource was brought up and discussed. Follow up to be done to see if the option is viable.

Remaining New Business:

- A. Pool area hurricane preparation: Jenkins prepared a draft plan during the previous month and presented to the Board via e-mail for prior study and discussion at the meeting. No additional items were added to the list after some discussion. The list covered stowing and securing of loose items in the pool area and proper procedures for the pool heater and filter equipment. The Board adopted the Jenkins plan for use in a weather emergency.

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- B. Management company contract: different versions of the contract were presented with varying time frames and associated costs. Shorter term (annual) contract had lower monthly fee now with a renegotiation clause at the end of the year. A 3 year option was also presented with a predetermined rate of increase that was higher than the one year contract in the first year but provided a known expense over the three years. Both contracts were essentially equal in all other respects with the annual contract having fixed costs for a single year and the three year contract having a pre-negotiated cost increase each year for the three year term. Insufficient Board members were present or prepared to discuss the contract so no action was possible. Jenkins to try to work with the management company to continue the current contract until the Board can be present in sufficient numbers and with sufficient knowledge to adequately discuss and adopt the agreed upon best solution. Deferred to next month's meeting.
- C. Smoking in the pool area was discussed with some resident feedback that there have been smokers in the pool area being inconsiderate to non-smokers. The pool area is posted as being a non-smoking area. The Board discussed options and decided that at this time the best option was to install more "no smoking" signs in the pool area in conspicuous places to try and curb the abuse.
- D. Bank signature cards were discussed and changes were made to the signatory list based on changes to the management company's staff. Motion by Jenkins to approve changes as presented by Burch, second by Ledee. Approved unanimously. Changes to be finalized at the next Board meeting.
- E. Management Company and Homeowner's Association liability insurance and Directors and Officers insurance was also discussed.

Resident Issues:

- A. No homeowners were present

Motion to adjourn at 7:18 pm by Jenkins, seconded by Ledee, approved unanimously.

Pending official Board of Director's Approval at the August 19, 2010 meeting