

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

December 16, 2010

With a quorum present, the December 16, 2010 meeting of the Mentone Board of Directors was called to order at 6:33 pm by President Dave Jenkins in the Mentone Recreation Pavilion.

Directors Present: Dave Jenkins (President), Angela Lounds-Singleton (Vice President), Al Tilly (Secretary), Patsy Murray

Members Absent: Karen Ledee (Treasurer)

Florida Community Management/Trend Management Solutions Staff Present: Kelly Burch, Amanda Armstrong, Ben Romanik

Resident Comments: No residents present.

Consideration of Minutes: November 18, 2010 minutes. No discussion, motion to approve by Jenkins, seconded Lounds-Singleton. Approved unanimously.

Reports of Officers:

President – deferred comments to action items section.

Vice President- No report.

Secretary – No report.

Treasurer – (not present)

Committee Reports:

- A. Financial – General discussion of data presented in the packets distributed by Burch. No motionable items presented.
- B. Playground/Recreation/Pool – Discussion on the need for the pool rules sign to be maintained or replaced. Whatever solution, we need to use proper data per statute at a minimum. Question was raised whether it is cheaper to paint over and redo the existing sign or get a new sign. Burch stated that, based on their experience with other owner associations, it would probably be easier to get a vendor to do a new sign or have a cover over the old sign than to redo the existing sign while still on site. A cursory examination of the sign during the meeting suggested it will be fairly easy to remove the old sign. This may make the option of removing the old sign and replacing with a new sign the less expensive alternative. Burch asked that the Board send a picture depicting the current text of the existing sign to her to help get prices for a replacement sign. Picture to be supplied and prices to be obtained. On another

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item, it was pointed out that Jim Annis has taken down the umbrellas in the pool area. Discussion followed on whether we should have him store the furniture in the pavilion. Lounds-Singleton pointed out that furniture stored in the pavilion could be used by children as a “playground” and this will present a safety hazard. Furniture in the pavilion will also reduce the usable area of the pavilion. The pavilion option would be good though since it would get the furniture out of the sun and thereby limit sun damage over the months the furniture is not being used. Jenkins proposed the option of storing the furniture in the kiddie pool area since the area could be locked. This option would eliminate the “playground” effect and will also keep the pavilion area clear. Sun damage to the furniture could be minimized by the stack method used to arrange the furniture for storage. Burch to ask Annis to store furniture in the kiddie pool area. Jenkins to chain the gate if it becomes necessary due to unauthorized access or any tampering.

- C. Social – No Committee members present. Board members commented that the signs are up in the neighborhood for the Christmas lighting contest. It appears the committee is ready to do the judging.
- D. Welcoming/Love thy Neighbor – No report from the welcoming committee. The welcoming committee is now administered by the same members as the social committee. Lounds-Singleton stated that there were no requests for welcoming fruit baskets in the last month. Question was asked whether renters received fruit baskets. It was explained that for a variety of reasons this was not feasible. One reason is that we don’t have a list of renters, just the list of owners. A renters list is not an option due to complexity in receiving the information and the Association having no legal basis to make the request of the property owner even if we did try to maintain a list. Another reason renters are not provided the option of a welcoming basket is that although renters are residents they are not property owners. Renters in general are also more transient than owners. Current policies regarding new owner, and renter, welcoming baskets were reaffirmed.
- E. Architectural Review/ARC – No comments were made.

General Manager’s Report:

- A. CCR/Landscape: Burch informed us that the November neighborhood inspection produced 67 friendly letters, 29 violation letters and 8 fifteen day fine notice letters. Three responses were received from the 15 day fines notice letters. Fines will be levied based on responses from the Board. There was a general discussion regarding contracting with an arborist. The arborist would be asked to make a determination regarding trimming overgrown trees that affect the lot containing the tree and on potential negative effects to adjoining properties. Safety issues were raised if we don’t pursue such an option. Discussion also followed regarding fines handling when a home changes ownership. No motionable items.

Unfinished Business:

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- A. Review of Action items: Action items were discussed. (See separate action items list).
- B. Common area fencing: included in Action Items. After discussion it was agreed that the decision to retain Yardworks will stand. Burch to inform Yardworks that the work should be executed as soon as feasible.

New Business:

- A. Cleaning brick wall along Archer Road frontage: Burch to get quotes for “spot” cleaning of the areas affected by vegetation that has been removed.
- B. Other: “Newspaper” (basically ads) delivery being dumped in the road instead of in the driveways. Question was raised whether we could stop the delivery. After discussion, it was determined that we probably could not since it could be construed as a limit to free speech. One option to pursue is for us to contact the issuer and see if we can get them to stop voluntarily. If not, will they put it in the door area of each house? Also questioned was whether it is possible for us to opt out individually thereby limiting the “free speech” issue. Burch stated she had already e-mailed one of the suppliers and received the response that the papers could be put in the driveways and not in the street. There is more than one supplier, however, so the entire problem may not be solved. No motionable item.
- C. Other: Home based businesses have been operating in the neighborhood recently. There have been signs in the neighborhood advertising retail sales at home based businesses. This is against the association bylaws. Discussion followed regarding how we could address the issue as a Board. It was agreed that we monitor the situation and if the situation deteriorates (more frequently or more homes) we will pursue legal action against the owners of the properties causing the infractions.

Resident Issues:

- A. No residents present.

Motion to adjourn at 7:35 pm by Jenkins, seconded by Lounds-Singleton, approved unanimously.

Pending official Board of Director’s Approval at the January 20, 2011 meeting