

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

October 21, 2010

With a quorum present, the October 21, 2010 meeting of the Mentone Board of Directors was called to order at 6:35 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, Ruben Orduz (departed early)

Members Absent: Karen Ledee (Treasurer)

Florida Community Management Staff Present: Kelly Burch

2011 Budget: This item was moved to the beginning of the meeting to allow those present to offer input and then leave if they so desired. General discussion of the budget followed. No negative responses from owners present. Murray thanked Jenkins for the hard work at getting the budget pulled together. Agreement by all. Motion to approve budget as submitted by Jenkins, second by Murray. Approved unanimously. Jenkins followed up with a motion to transfer \$10,600 from 2010 retained earnings budget category to reserve 05800 account for use in repair or replacing the Pecan Park wood fence. Jenkins stated that this is the best estimate of the amount paid in over the years by the affected residents in Pecan Park less the amount already spent on maintenance or repairs to the fence. This transfer to take effect at the end of the fiscal (calendar) year. Motion second by Murray. Approved unanimously.

Meeting went back to regular order of business.

Resident Comments: Ramon Garcia asked if minutes of the Architectural Review Committee and Board of Directors could be put on the website. Orduz stated that minutes will be coming shortly. Jenkins asked Orduz if financials were being posted on the website in a different area. Orduz stated the current placement is done for organization of similar data. Discussion followed regarding movement of older financials to an archive area on the site so they are available but not "mixed in" with the more recent data. The consensus after discussion was that it would be desirable to keep two years of financials on the website. The website we are working on is basically a new website as opposed to an update of the current site. Orduz stated this makes it easier to administer the site. He also stated the website will include the same types of data as what is on the current website, however, it will be presented in a more organized manner.

Consideration of Minutes: September 16, 2010 minutes discussed, motion to approve by Jenkins, seconded Murray. Approved unanimously.

Reports of Officers:

President – deferred comments to action items section.

Vice President- Lounds-Singleton deferred comments to action items discussion.

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Secretary – No report.

Treasurer – (not present)

Committee Reports:

- A. Financial – Burch informed us that the September financials are available and were supplied via e-mail earlier in the day. A large dollar amount was dispersed for insurance this month. That amount is full payment for insurance for the year. A general discussion followed regarding aged receivables, particularly what is being done to collect the past due amounts. Further discussion was carried over from e-mail communication between the Board members regarding the payment by the Association for answering the foreclosures present in the neighborhood. Specifically, does the \$125 expended for each foreclosure assure us any portion of the amounts owed. After discussion, the short answer is “maybe”. The exact situation has an effect (sale directly to new owner or through “short sale” by the bank) and whether an actual foreclosure is fully initiated. Currently, there are three residences in Mentone directly affected by this condition. After more discussion, it was pointed out that in the past the \$125 was expended as a routine item. No data exists, or was available at the meeting, to determine what, if any, amount was recovered as a direct result of the payments. Motion by Jenkins to approve payment of \$125 each for the three current residences facing foreclosure, second by Murray. Approved unanimously.
- B. Playground/Recreation/Pool – The pool pump is now fixed. The pool had been closed for some time (including the last two weekends), and unheated for a longer time, due to the pump being non operational. Lounds-Singleton mentioned the “pool closed” sign was removed during the course of repair. The sign was put up after we learned the pump repairs would take a few days. Jenkins stated he removed what was the second sign after the pump and heater were back in operation. Also, with the pump working the heater is now operational as well so the pool is back in full operation. Discussion followed regarding maintenance of the basketball and tennis courts. Work on these amenities will be discussed further when funding is considered to be expended in a shorter term time frame. It was also stated that the pool gate is now operational earlier in the day for lap swimmers only. This was due to the experiment discussed at last month’s meeting to see if the additional use caused any unforeseen problems with adjacent owners, equipment, etc. Pool heater operation and setting was again discussed. Murray asked that the procedures for operation and the intended temperature variations be put on the website so residents have information as to what will happen and when. Burch to prepare a mass e-mail regarding the pool and heater and the Board will review prior to the mass sending to those on the list. The sent item will also be added to the website for those not choosing to be on the list.
- C. Social – Pamela Korithoski represented the Committee and informed us that the Halloween decoration judging was tonight and that Saturday is the Halloween

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festival. An arts and crafts and Bake event was being scheduled for November prior to Thanksgiving. After discussion regarding our non-profit status it was determined that using common facilities for sales was not allowable. Therefore, the arts and crafts may be displayed, however, any sales would have to be conducted off site. A bake exchange is possible on site, however, as with the craft items, no sales are allowable within or on common property of facilities. Further, it was stated that nothing is currently planned by the committee for December.

- D. Welcoming/Love thy Neighbor – Duties have been assumed by the Social Committee members. Korithoski asked how they would know who the new home owners were. It was explained that Burch provides a list on the first of the month with the new home owners in the neighborhood. Korithoski asked about the letter format and the process for getting the letter and basket to the new owners. The process was explained and the explanation was well received.
- E. Architectural Review/ARC – No process related comments were provided.

General Manager's Report:

- A. CCR/Landscape: Nalini Pandey was in attendance and asked to speak. The narration was relative to her yard problems and the letters received through the CCR process. She explained that the tree questioned was trimmed and this provided sun to the area where the grass had previously died. She also stated she has retained a yard maintenance company to provide treatment year round to help avoid a similar situation in the future. She also stated the yard maintenance contractor told her to wait until spring to place the new sod so it had a better chance of becoming established. A general discussion followed on the extent of enforcement, methods used to guide which properties are identified, and methods for guidance of identified properties. The issue of "how much is enough" was raised and prompted further discussion. Part of the discussion was of different methods for identification, informing the owner, and follow up for verification of compliance. No decisions or motionable items were defined.

Unfinished Business:

- A. Review of Action items: Action items were discussed. (See separate action items list).
- B. Tree trimming or removal in Pecan Park and at front wall: included in Action items. See separate list.
- C. Common area fencing: included in Action Items. See separate list.

Remaining New Business:

- A. Consideration of 2011 budget: (Addressed above)

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B. Other: No other items discussed or acted upon.

Resident Issues:

- A. Irving Lampert stated that based on his discussions with owners in other areas of Gainesville (particularly Haile) that Mentone is considered “the” place to trick or treat. Different ways to control the trick or treat process were discussed with a general consensus that trick or treat is once a year, owners do not need to participate if they so desire, and those that do wish to participate should set their own hours and methods of letting the treaters know of when they are, or are not, receiving them.

Motion to adjourn at 8:32 pm by Jenkins, seconded by Murray, approved unanimously.

\*\*Pending official Board of Director’s Approval at the November 18, 2010 meeting\*\*