

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

May 20, 2010

With a quorum present, the May 20, 2010 meeting of the Mentone Board of Directors was called to order at 7:11 pm by President Dave Jenkins in the Mentone Recreation Pavilion.

Directors Present: Dave Jenkins (President), Angela Lounds-Singleton (Vice President)-“early” departure, Karen Ledee (Treasurer), Alan Tilly (Secretary), Patsy Murray

Directors Absent: none

Florida Community Management Staff Present: Kelly Burch

Resident Comments: Social committee update. Martinez informed us the Pot Luck picnic event is being held May 22. Current expenses for the event are the below budget allocated by the Board. Original receipts for expenses will be submitted after the event. Flyer copy for the event was shown to the Board. Discussion regarding a waterproof sign for this, and future, events ensued. Suggestions for the layout and content were given by the Board. New style to be proposed and additional input obtained. Once a consensus is obtained the sign will be obtained and used for future events.

Nalini Pandey appeared before the Board regarding a 15 day notice letter received regarding painting and repair. She explained the house sits on a sinkhole that required extensive repairs to the house in 2006. The sinkhole conditions have returned in different areas of the house causing damage inside the house. Structural Engineers are working on determining the problem and trying to formulate a solution. She stated they wanted to wait until the solution was formulated and the response from the insurance company was received regarding coverage before anything was done to the house. Jenkins asked if the house was under their ownership or if they rented. She stated they owned the home. Jenkins asked if the house was in livable condition. Owner stated that yes it is. Jenkins and the Board expressed that some of the items on the list could be accomplished relatively easily and inexpensively providing an improvement in the short term no matter what the long term solution might be. Owner agreed that the weeds could be controlled and the yard maintained. She asked that the painting and structural work be done later. Jenkins asked that the fascias be pressure washed now. Owner agreed. Jenkins asked that the front porch columns be chipped and painted. No response from owner. Jenkins stated the conditions conveyed by the owner would be taken under advisement during future discussion regarding the 15 day requirements.

A resident asked whether the pool will be closed for winter. Resident said there was talk that the pool temperature was proposed to be 72° over the winter. The resident further stated that if that was true it would be better not to heat the pool at all. Discussion by residents present and the Board ensued. Consensus seemed to be that the pool be appropriately shut down for December, January, and February. Draining the pool during this time was not advised based on discussion. Shutting off the heater was the general consensus. A water temperature of 85° was discussed as a good balance between seemingly conflicting uses of small children (too cold) and others using the pool for exercise and refreshment (too hot). Jenkins proposed that the pool heater temperature would best be suited set lower in the spring allowing the sun to raise the temperature in the summer but to a lesser degree than if the temperature was set higher earlier in the year. This would allow the water to be warm in spring and fall and hot in summer based on the natural conditions of passive solar heat transfer. Discussion was had regarding solar

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collectors and a discussion ensued with the conclusion that the cost would be prohibitive and the benefit would be marginal.

A resident asked that an item be placed in the next newsletter regarding dog owners monitoring and cleaning up after their pets. He stated that his yard seems to be a favorite restroom for pets of nearby owners. Others stated that dogs are also using the playground area by the pavilion as a restroom creating health concerns for the children that use the facilities.

Discussion among the group present also focused on reports of a snake or snakes in the pool area recently. It was stated that mothballs could be used to discourage snakes from an area since the chemical used by control companies is the same chemical found in the mothballs. The Board stated that the pavilion area had been treated for snakes and the incidence should be eliminated, or at least minimized, for a time and that any sightings should be referred to the management company for appropriate action.

Discussion also started regarding the use of the Mentone pool for swim lessons. Since the subject was complex with multiple permutations a further discussion was set for the agenda item regarding this situation.

William Jamerson of FloridaScapes addressed the Board regarding turf area pest and weed control. He stated he could contract with a service licensed to perform weed control and act as a single point of contact for maintenance and pest/weed control. He provided data on his past performance in the Mentone community, for the benefit of current Board members and future Board members. He also explained that the current contract for his services is not well defined. He has been doing what he thinks is right to make Mentone a better community and not just sticking to the provisions of the original contract. He provided a copy of the latest contract (several years old) and a copy of the specifications list for his services. Jenkins explained that no decision on changes to existing services would be made at the meeting. Jamerson was asked to provide the current contract and specifications for services to the management company for submittal to the Board members for further consideration. Jamerson stated that Mentone is "personal" to him and he takes pride in the subdivision and the way it looks. Jenkins asked about Jamerson's experience with Tru-green and if they would be an option for a cooperative effort with FloridaScapes. Jamerson stated he had very limited knowledge of Tru-Green and their policies and procedures. He did state that he had experience with Florida Pest Control and thought highly of their capabilities. He also stated he felt that Florida Pest Control would be receptive to adjusting the cost for their services to match that of other qualified companies. As an example of his services, he stated he recently replaced the sprinkler heads around the pool area charging Mentone only for the parts. The over 7 hours of labor he donated. He is striving to build a long term relationship to Mentone for mutual success. Jamerson also stated that it appears there has been some type of "critter" eating the annuals (flowers) in the Association flower beds. He asked that all keep an eye out to determine what type of critter is responsible since it is easier to control a pest if the specific type of pest is known.

A resident discussed the Mentone website and how it is used by residents as a good source of information on the Mentone community. He hoped that the website would be maintained and updated in the future to continue to be a good resource. The Board pointed out that the website has been maintained in the past by a member of the Board (Lounds-Singleton most recently) and this may have to switch to a paid position due to time constraints on members of the Board. If the website maintenance was contracted out, it was explained that we would have to specifically supply the text changes we want. The management company was asked to follow up on a lead and get a quote for monthly website maintenance and resolution of

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technical issues so that the provision of future maintenance and updates issue could be resolved in a near term time frame.

Consideration of Minutes: April 15, 2010 minutes, motioned Jenkins, seconded Lounds-Singleton. Approved unanimously, passed.

Reports of Officers:

President – Jenkins deferred to action items and pool temperature discussion.

Vice President- Lounds-Singleton covered several issues: Website discussion has already been done. Update and maintenance on the pool area key fobs needs to be assumed by someone else. Key fob maintenance by the management company was estimated to cost around \$330 per month. The management company was asked to follow up on an alternate lead for a key fob maintenance provider and obtain a cost for updates and maintenance. Lounds-Singleton also pointed out that the southwest sensor controlled light on the pavilion structure stays lit continuously. The sensor needs to be fixed or replaced. She also pointed out that the kiddie pool drain cover has not yet been replaced, almost two weeks after it was agreed to be done by the pool maintenance company. The management company was asked to contact Gainesville Pool Maintenance and see if they would replace the grate so the pool can safely be reopened. Cost for palm tree trimming in the pool area was also discussed. The bid obtained from Brad Beatty for trimming the palms, for what worked out to \$50 per tree, was discussed by the Board. Motion by Murray to accept the bid, second by Jenkins. Approved unanimously. Discussion then turned to treatment for snakes around the pool area. It was stated that the treatment had been done on a single application basis only. Discussion ensued regarding “as needed” and regular treatments. Treatments have been needed rarely in the past. Motion made by Tilly to do “as needed” treatments, second by Lounds-Singleton. All voted yes except Jenkins. Approved. Swim instructor(s) using the Mentone community pool discussed at this time. There appears to be three conditions regarding the lessons:

- 1) Non-Mentone resident instructor brought in by an individual resident family for paid (for profit) private swim lessons for members of their family only
- 2) Non-Mentone resident Instructor brought in for multiple Mentone families sequentially. Instructor also providing lessons for profit.
- 3) Non-Mentone resident instructor teaching paid (for profit) lessons in the pool for Mentone resident families and non-Mentone resident families at different times.

It was reiterated that residents cannot operate a for profit business in the pool, or any other Mentone community owned areas. Discussion ensued regarding whether instructors should be notified that no lessons be provided in the pool for non-residents. Resident lessons should be limited to 2 students per day to eliminate lengthy special use

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of the pool by a limited group. It was also discussed that no group lessons of any kind be allowed in the community pool. The management company was asked to follow up by preparing a form, similar to the event form used for the pavilion, to restrict lessons to only those pre-approved by the Board.

Secretary – Expressed thanks to Murray for taking the minutes and preparing the Board meeting minutes for the April meetings during his absence.

Treasurer – Expenses sheets were distributed to the Board members. Jenkins and Ledee will start working on next year's budget soon to accomplish as much as possible early in the process. A discussion was had regarding bad debt allowance since there was an account that would have to be written off due to time and other conditions beyond control of the Board.

Committee Reports:

- A. Financial - (as outlined above in the Treasurer's Report)
- B. Playground/Recreation/Pool – (addressed in the Vice President section above)
- C. Social – (addressed in the resident comment section above).
- D. Welcoming/Love thy Neighbor – no items to report
- E. Architectural Review/ARC – A discussion was had by the Board regarding process for unmaintained properties. Motion by Murray to follow the process as currently established (letters progressing to fines if no effort for improvement), second by Lounds-Singleton. Approved unanimously. Motion by Murray to send fines notices to the addresses on the list, second by Jenkins. Approved unanimously. Three Board members need to approve the "15 day letters" list provided by the Management Company.

General Manager's Report:

CCR/Lawn & Landscape – (covered in sections above)

Unfinished Business:

- A. Action items: Action items were discussed spearheaded by Jenkins. Most items were placed on "hold" pending a better idea of our available budget remaining to handle the items on the list.
- B. Landscape maintenance of common areas: (covered above)

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- C. Weed and pest control of common areas: (covered above)
- D. Pool water temperature: Jenkins presented graphs of anticipated pool temperature based on a "set and forget" strategy and an adjustment of pool heater temperature by season. It appeared the best solution would be a seasonal change, however, no decision was made. Burch was asked to have the pool maintenance company representative attend the next meeting and provide input on the appropriateness of a solution changing temperature by season, such as how low can the heater be set, can it be shut completely down for a seasonal duration, etc. Burch informed us that apparently no permit was obtained for the replacement of the heater. An electrical permit was obtained, however, will not be signed off on by the County until the heater permit is properly obtained. No action available at this time and none taken.
- E. Mulch renewal projects at pool and roundabouts: the projects are in the "getting estimates" stage. Additional action will be taken at the appropriate time.

Remaining New Business:

- A. Palm tree trimming at pool area: (covered above)
- B. Florida friendly landscaping: Murray stated she had requested information from UF - IFAS, however, no information was received from IFAS which is unusual based on her prior contacts with IFAS staff. Murray stated there is definite interest by homeowners in the neighborhood and this issue should continue to be pursued.
- C. Newsletter: Murray presented formats for the newsletter. The Board discussed the options presented and selected a layout. Murray volunteered to work up a concept for the new newsletter and supply to the Board members for comment. Once comments are received, the newsletter would be finalized and provided to Burch in time for the newsletter to be printed and sent along with the next dues invoices in early June.
- D. Key fob programming/web site administration: (covered above)

Resident Issues:

- A. No homeowners were still present

Motion to adjourn at 9:50 pm by Jenkins, seconded by Murray, approved unanimously by remaining Board members present.

Pending official Board of Director's Approval at the June 17, 2010 meeting