

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

June 17, 2010

With a quorum present, the June 17, 2010 meeting of the Mentone Board of Directors was called to order at 6:55 pm by President Dave Jenkins in the Mentone Recreation Pavilion.

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

Directors Absent: none

Florida Community Management Staff Present: none

Pool heater temperature discussion: Karl Ambrose of Aquatic Maintenance was present to answer our questions and provide insight on the proper working of the pool boiler. Jenkins started the discussion by asking if Ambrose followed the GRU process for pool equipment during severe weather to shut the pump and boiler down. Ambrose was aware, and agreed, with the process and uses the process to help keep the Mentone boiler safe during severe weather. The discussion next shifted to pool water temperature. Ambrose explained that the equipment we have is not a "heater", it is a "boiler" and explained the distinction between the two. The boiler will hold the water at the set temperature through virtually all fluctuations in air temperature. The unit is also capable of bringing the temperature of the water in the pool up quickly. He used the example of a "heater" taking around 24 hours to get the pool to temperature when it is refilled to the "boiler" doing the same thing in around 6 hours. With this increased capacity, and the physical layout of the unit, Ambrose also stressed that the unit needs to run periodically (at least monthly) to keep it "healthy". He enforced that point by stating that if the unit doesn't run enough, or if we try to shut it off for a prolonged period, the "maintenance required" light on the boiler will come on and then we're looking at a \$2500 tear down and rebuild to get the boiler functioning again. He stated the best way to minimize that possibility is to set and maintain a constant temperature. It is easy (set and forget) and assures that the unit will run enough of the time to reduce the possibility of requiring maintenance due to long periods of inactivity. He also stated that based on his experience the pool should be set at 80° year around to help achieve the balance in goals. He informed us that it is possible at any time to look at the unit for the current water temperature since the unit has a water temperature display readout. The Board stated that the 80° was not an option since we felt it wasteful to heat the pool to "full temperature" in times of the year when very few (if any) use it. In light of this disclosure, Ambrose stated that based on his experience he felt the end of the Thanksgiving Day weekend is a good time to consider the end of the swimming season. His recommendation then was to set the boiler at 80° during the swim season and 72° during the "winter" season. A discussion then ensued as to how to monitor the balance between air temperature, water temperature, and the frequency and duration of the times the boiler runs. It was concluded that Jenkins and Ambrose could communicate and work together to maintain a proper balance between minimizing the cost to heat the pool during the off season against the need to keep the boiler working sufficiently to help keep it healthy. Motion by Murray to program the boiler for 80° in summer swim season and 72° for the winter season based on Ambrose's recommendations and work together to adjust the boiler through the year as appropriate for balance between swimmer comfort, cost and maintenance requirements. Second by Ledee. Approved unanimously.

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

Debra Martinez brought an updated proposal for a dry erase banner to be used at the pool area to announce events in Mentone. The new proposal was for a 2 foot by 5 foot vinyl dry erase banner. The new layout included considerably more writing area than the original proposal. The banner could be fastened to the pool area fence by either rope or zip ties. She also informed us that dry erase "street" signs (smaller signs on the order of 18 inches by 24 inches) in dry erase format are around \$33 each and this seemed high for what we'd get. She stated she'd get "standard" signs and try to use a plastic overlay and marker to provide the notification of upcoming events for the approximately 8 areas these signs get posted through the neighborhood at the appropriate times. After discussion, motion by Murray to obtain the banner. Second by Ledee. Passed unanimously. In closing Martinez also reminded us of the ice cream social on August 7 at the pavilion.

Resident Comments: No formal business or concerns by residents. A new resident, Brenda Hamby, introduced herself. The directors welcomed residents to stay for the duration of the meeting if they were interested in the proceedings of the board.

Consideration of Minutes: May 20, 2010 minutes discussed, motion to approve by Murray, seconded Ledee. Approved unanimously.

Reports of Officers:

President – Expressed that it was good to have Ambrose at the meeting to inform us of the proper use and functioning of the pool boiler and to answer our questions and provide additional input. He expressed that it seemed logical that we could lower the pool temperature setting even lower in the winter season while still maintaining the sufficient run time interval. He also stated it would be good to put in the next newsletter an item stating that we will work to maintain a proper balance between cost and performance with the pool boiler over time. Jim Annis was at the meeting and Jenkins asked about the procedure he follows with other items at the pool area during severe weather (a "disaster" plan). Annis stated that we have none, however, should one be formulated and supplied he will perform the tasks at the appropriate times to help preserve Mentone resources.

Vice President- Lounds-Singleton pointed out it looked like the pool tiles needed to be cleaned. No discussion or action taken, since this action had already been approved by three board members and FCM should be arranging for the work to be done. She was asked about the number of new owners in Mentone in the last month. Lounds-Singleton informed us there have been around 6 new owners in the last month.

Secretary – no report

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Treasurer – Presented May financials. A general discussion ensued on various categories and expenses. Jenkins expressed he is interested in working with the management company accountant to establish a more realistic contingency fund and minimize the use of retained earnings as we develop the 2011 budget.

Committee Reports:

- A. Financial - (as outlined above in the Treasurer's Report)
- B. Playground/Recreation/Pool – no report
- C. Social – (addressed in the resident comment section above).
- D. Welcoming/Love thy Neighbor – no report
- E. Architectural Review/ARC –A discussion was had by the Board regarding a situation where a garage is being used as a TV room. Should we pursue this issue? A discussion followed and it was concluded that this is not an item the ARC or Board should specifically address on the individual merit of the garage being used as a TV room unless there are other non-conforming exterior issues. In the case of an unapproved fence installation, Lounds-Singleton pointed out that based on the Attorney opinion received by the Board, we could question this condition if it is something we would normally review in the ARC process and if the condition is something we wouldn't have approved had it been brought before the ARC. This specific instance there was no request to the ARC prior to erecting the fence. Based on that fact, it is was discussed and concluded that we should ask for an ARC submittal. A discussion followed on the best vehicle for this purpose. It was concluded that we send a friendly letter to the homeowner stating the condition is in non-conformance with the Covenants, Conditions, and Restrictions (CCR's) and ask to open a dialogue to reach a mutually agreeable solution that will comply with the CCR's. The discussion then addressed other current specific CCR violations and what the appropriate next steps would be to address these violations.

General Manager's Report:

No report

Unfinished Business:

- A. Action items: Action items were discussed spearheaded by Jenkins.
- B. Pool water temperature: (covered above)

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- C. Mulch renewal projects at pool and roundabouts: (covered in action items). Current plan is to solicit proposals for mulching the pool areas for completion now and then re-landscape the roundabouts at one time in the fall.
- D. Key fob programming/website administration: (covered in action items) Key fob programming is currently being transitioned to a new volunteer. Website administration is still unresolved but is being addressed by FCM.

Remaining New Business:

- A. Florida friendly landscaping: Murray pointed out she has a contact, Denise Weber of Green Harmony, who may be willing to hold a discussion or workshop regarding Florida friendly landscaping in the fall at the pool pavilion. She asked if we felt there would be sufficient interest to pursue the idea. After discussion it was agreed that we felt there would be. Murray to follow up accordingly. Jenkins asked that Murray and Weber look at the areas on the street side of the crape myrtles on each side of the entrance to the pool parking lot and recommend alternatives to re-sodding these areas. Murray also informed us that Erick Smith of Kestrel Ecological Services looked at the retention ponds but did not see any cost effective options for these large areas. He did suggest, however, that native shrubs around the detention areas would provide shade and thereby discourage weeds.
- B. Pool area hurricane preparation: (covered above)

Resident Issues:

- A. No homeowners were still present

Motion to adjourn at 8:50 pm by Jenkins, seconded by Ledee, approved unanimously.

Pending official Board of Director's Approval at the July 15, 2010 meeting