

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Architectural Review Committee Meeting Minutes

December 16, 2010

With a quorum present, the December 16, 2010 meeting of the Mentone Architectural Review Committee was called to order at 6:21 pm by President Dave Jenkins in the Mentone Recreation Pavilion.

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

Members Absent: Karen Ledee (Treasurer), Patsy Murray

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

Consideration of minutes: After Jenkins made a request for input, changes, or corrections and received none, there was a motion to approve the November 18, 2010 minutes by Jenkins, seconded by Lounds-Singleton, approved unanimously.

Agenda items:

Robert Mitchell, 6837 SW 84th Street, for egg rock and mulch in the front yard. Owner or representative not present. Jenkins asked if we should just approve the request since the work has already been done or should we review it as a submittal that follows the procedure of approval prior to execution. Discussion among the members focused on the issue of the subversion of the process if approval is sought after execution. It was agreed that the submittal should include at least the items necessary if the submittal were made according to standard procedure. Part of that procedure is to provide a sketch of the improvements proposed and a boundary survey to see how those improvements would fit on the lot. This also provides us a record of what was approved or something on which to provide guidance regarding required changes to allow the submittal to be approved. Also discussed was current Florida law which states that true xeriscaping cannot be prohibited. Guidance to form and function is allowed, however, to maintain a uniformly enforced standard. Burch informed us that the first contacts by the management company to the owners were ignored. Subsequent contacts have produced partial results. Jenkins asked the management company to check with the Association Attorney and ask for an opinion of whether it is possible to go directly to fines based on subversion of the review process as called for in the association bylaws, the multiple contacts necessary by the management company, and the lack of appropriate responses by the owners. Final determination is possible once the Attorney's response has been received. Burch stated that since the submittal was not complete we could deny and have the proposal resubmitted with all necessary items. Motion to deny by Lounds-Singleton, seconded by Jenkins. Motion approved (denying the submittal as presented) unanimously. Result is that owners will be notified and have the chance to resubmit a complete application.

Motion to adjourn at 6:32 by Jenkins. Second by Lounds-Singleton. Approved unanimously.