

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

August 18, 2011

With a quorum present, the August 18, 2011 meeting of the Mentone Board of Directors was called to order at 6:36 pm by President Patsy Murray in the Mentone Recreation Pavilion.

Directors Present: Patsy Murray (President), Dave Jenkins (Treasurer), Irv Lampert, Gil Murray

Members Absent: Al Tilly (Secretary), Karen Ledee

Trend Management Solutions staff: Ken Joines

Resident comments: no residents present

Consideration of Minutes: No discussion. Motion to approve July 21, 2011 minutes by P. Murray. Seconded by Jenkins. Approved unanimously.

Reports of Officers:

President - no report

Vice President - not present

Secretary – not present

Treasurer - Jenkins reported we're in good shape in financials based on the mid-year (June 30) data. We are currently overspent by slightly less than \$8K in the Operating account. By end of year we should be closer to \$20K overspent, which is to be expected since we transferred \$20K to a General Reserve fund early in the year.

Some concerns expressed by Jenkins:

1. Compiled Accounting report. We pay Redish and White (CPA firm) \$1000 annually. Jenkins questioned why we pay \$1000. Ken Joines explained that Redish and White check for errors which takes 6-12 hours including time for them to reformat it. This reformatting is required by state legislators. The Association has ability to waive having it compiled but has to be voted on by quorum of all membership. Some discussion followed about fees and Joines said this fee is in line with other CPA firms.
2. Postage, copies & office supplies expenses: P. Murray requested itemized breakdown for these expenses from Trend for a period of one or two months, so we can see where the money is going. There was a discussion about trying to get more info about residents, such as contact information for new owners and renters. P. Murray expressed a desire to get people to sign up for electronic waivers.

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

August 18, 2011

Proposed Budget (Dave Jenkins)

Jenkins presented the 2012 draft budget worksheet and laid out the goals for the year ahead: maintain the current quarterly assessment rate of \$134, with the understanding that the assessments will likely need to increase in 2013; adjust Reserves in anticipation of replacing the west entrance signs in 2012; and increase the Pecan Park assessments to provide for the eventual replacement of the picket fence. Jenkins thanked Joines for his part in analyzing the proposed budget for 2012. There was a discussion about the possibility of Pecan Park residents wanting to take down the fence in the event they don't want to pay an additional fee for the future replacement of fence. Joines advised that the question would need to be considered by an attorney who would determine if the fence is considered an amenity and if removal would need to be voted on by only Pecan Park residents or by the entire Mentone community.

P. Murray thanked Jenkins for all hard work and close inspection to prepare preliminary budget.

Committee Reports:

- A. Financial – no report because of prior budget report
- B. Playground - no report
- C. Social - no report
- D. Welcoming/Love thy Neighbor – No report
- E. Architectural Review/ARC – No report.

General Manager's report -

- A. CCR/Landscape: Letters sent after last neighborhood drive through: 51 friendly letters, 11 thirty -day notices, 9 fifteen day notices, four fine assessment letters. 32 violations were closed out. This is a big improvement.

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

August 18, 2011

Brief discussion about the house with the overgrown tree that needs to be pruned, which is now accruing fines. Jenkins feels we should consider hiring a contractor to prune the tree, since the branches could break off in a hurricane and damage neighboring properties

New business:

- A. evening swim lap hours– it was decided to wait till next summer and perhaps add 1 hour for lap swimming in the months of June and July.
- B. Acid pump installation for the kiddie pool: Motion by P. Murray to accept bid by Aquatic Resources and have the pump installed. Seconded by Jenkins. Motion unanimously approved.

Resident Issues:

No residents were present.

Motion to adjourn at 7:38 by P. Murray. Seconded by Jenkins. Approved unanimously.

Minutes respectfully submitted by Patsy Murray, replacing Secretary Al Tilly
Pending official Board of Director's Approval at the September Meeting