

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Organizational Meeting

February 17, 2011

Mentone Board of Directors Organizational meeting called to order by Jenkins at 6:49. Quorum established.

Proof of Notice or waiver of meeting notice: Proof was supplied by Armstrong that the meeting notices had been mailed to each resident of record in Mentone at the appropriate time. Proof of notice was approved by Board by consensus.

Nomination of Officers: Jenkins nominated Gil Murray as Board Member at Large. Seconded by Ledee. Approved unanimously. No other Board nominations either in writing or from the floor.

Designation of Officers:

President: position accepted by P. Murray

Vice President: position accepted by Ledee

Treasurer: position accepted by Jenkins

Secretary: position accepted by Tilly

Director at Large: G. Murray

Armstrong explained that it was possible to amend the agenda to include a category of "other". This category could include regular items of business.

Motion by Tilly to amend the meeting agenda to add a category D1: Other. Seconded by P. Murray. Approved unanimously.

D1 Other:

Reports of Officers:

President (former Member at Large) – Thanked Jenkins for the exemplary service over the past year. Many major improvements are evident in the neighborhood as a testament to Jenkins tireless efforts for the betterment of the neighborhood over the year.

Vice President (former Treasurer)- presented financial results for 2010 in tabular form.

Treasurer (former President) – deferred to Action Items discussion.

Secretary – expressed gratitude to/for Lounds-Singleton for the constant attention to many, many facets of everyday business for Mentone. Her tireless, multi-faceted service

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will be missed by all who know what it takes to make Mentone work efficiently. She is starting a well deserved break from the Board. We all wish her well in her future endeavors and hope we may be lucky enough to enjoy her many talents in the future.

Jenkins asked about our thoughts on some type of ceremonial gift for Lounds-Singleton's efforts over the years. The idea was well received by all in attendance. Several ideas were discussed. Jenkins to research and follow up to the Board with ideas for further discussion, narrowing down the options, and coming to a conclusion.

Discussion was also had regarding the need to update Board member e-mail addresses the next few communications to be sure the new member is added and the member stepping down is removed. Also, be sure past members no longer in service are not copied on current issues.

We were advised the next financial documents would be issued February 20 or 21. The 2010 fiscal year has already been closed out.

Committee Reports:

- A. Social – Martinez reported that the committee needs to reconvene. They will be working on ideas such as an early May Family Activity Day, a summer ice cream social (very well received last year) and a Halloween event. She also stated this was a good mix and spacing for events allowing the neighborhood to come together. The neighborhood spring yard sale is scheduled for March 19. Jenkins stated the event would need to have notice and that signs work well. Martinez offered to place the small format signs in the neighborhood as reminders and Jenkins offered to place the larger signs near the entrances for traffic on Archer Road to be informed of the event. Ledee informed us the social committee budget would be the same in 2011 as 2010. Martinez was advised that the budget would allow the events discussed to be adequately funded.
- B. Playground/Recreation/Pool – unchaired. Replacement members need to be solicited. No current report.
- C. Welcoming/Love thy Neighbor – Martinez informed us she sends out the letters to the new homeowners in the neighborhood each month based on information on new owners obtained from the management company. A discussion ensued regarding the process of notification by the management company through the fruit basket being acquired by the new owner(s). P. Murray asked Martinez to verify the process and inquire whether Lounds-Singleton would be willing to still assist in this part of the duties at Mentone (short "retirement").
- D. Architectural Review Committee and General Manager's Report:
Resident request to install a fence during the past month was approved by e-mail out of the normal process due to a justifiable hardship based on the e-mails generated between committee members during the course of the month. Prior request by an

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owner for repainting that had been denied pending provision of color samples was approved during the month after proposed colors were supplied to the management company. "Egg rock" house is being forwarded to the Boards Legal Counsel to determine the legal methods available to us to pursue enforcement action.

E. CCR/Lawn & Landscape:

Approximately 12 letters were generated based on the monthly neighborhood drive through by the management company with the majority for trash cans left at the curb the day after the usual Monday trash collection. A few of the preceding month's lettered violations may be going to fines if conditions do not improve in the next month. Based on previous letters sent, prior to the winter conditions setting in, the potential is for approximately 45 letters to be going out next month. Most will be friendly reminder letters for a variety of conditions. It was suggested that the friendly reminder should also be put in the next newsletter to make all owners aware. It was also suggested that the contact information for the management company be put in the newsletter for easy resident access. The management company was instructed by the Board that no letters will go to a property owner without the violation being witnessed and documented in the drive through of the current month.

Old Business:

Website maintenance was discussed. No action has been taken since the last meeting regarding a resolution. Last iteration of possible solutions would have had Jenkins being mentored by Lounds-Singleton in the maintenance of the website. Jenkins stated this would be in the April to May time frame with current workload. He also presented an option for an outside website update source with Jenkins maintaining the site after initial updating. Jenkins and others to collect options and present for a decision. Action items (see separate list) were presented and status conveyed. The list is getting shorter. Noticeable improvement is being made.

New Business:

Recent complaints of a resident to the management company regarding a loud bass frequency noise in the neighborhood, with a demand for immediate action from the management company and/or immediate response from the Board. Management Company took appropriate action and presented the issue to the Board in a timely manner. Board members reviewed options, resident contact was made by a Board member in person, twice, on behalf of the Board. The noise was not discernable to the extent that a source could be determined. Prior research concerning intervention by the Alachua County Sheriff's Office (ACSO) was also discussed, however, as with the Board, their hands are tied as well until a definite source can be determined. The area has been visited by the ACSO, Board, and is inhabited by the resident complainant and no source of the noise has been defined. No action possible and none taken.

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Resident Issues:

No further issues from residents in attendance.

Motion to adjourn at 7:50 pm by P. Murray, seconded by Ledee, approved unanimously

****Pending official Board of Director's Approval at the March Board Meeting****