

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

June 16, 2011

With a quorum present, the June 16, 2011 meeting of the Mentone Board of Directors was called to order at 6:30 pm by President Patsy Murray in the Mentone Recreation Pavilion.

Directors Present: Patsy Murray (President), Karen Ledee (Vice President), Dave Jenkins (Treasurer), Al Tilly (Secretary), Gil Murray, Irv Lampert (late arrival)

Members Absent: none

Trend Management Solutions Staff Present: Kelly Burch, Debbie Rowland

Resident Comments: Frank Pacella asked the Board to consider paving the existing trails in the common area with asphalt. Frank stated it would be easier for people with strollers and could be used for bikes and also for skateboards if we allowed the use. Frank felt the paving would be expensive compared to mulch initially, however, cost in the long run would be cheaper since the asphalt would last a lot longer and the maintenance cost with the asphalt would be much less than with the mulch. Frank also felt there was less chance of injury for runners or less mobile persons with the trails being hard surfaced. Frank also felt the trails would be used more if there were some benches or seating in different areas to create gathering points for people using the trail to pause and interact with each other. There was a dialogue between the Board and Frank with some of the pros and cons of paving compared to mulch. No motionable item was raised during the discussion so no vote was taken. Frank thanked the Board for their consideration.

(Syed and Razia Akbar were present later in the meeting, however, the discussion is included here for continuity)

Owners were present to discuss the diseased pine tree in their yard. A Board member (Tilly) had visited the site previously and determined the pine tree in question was not in common area. The trees along the subdivision perimeter wall at the back of the Akbar residence are in need of maintenance. Board had discussion with the owners. Board asked Burch to get a cost for removing a pine tree in a different area of the neighborhood that is in common area, clean up the damaged trees in the common area of the Akbar yard and get a split out cost for removing the diseased Akbar pine tree (at their expense). The Board felt this was justified to take advantage of the economy of scale realized with doing multiples tasks in one contractor visit.

Consideration of Minutes: No discussion. Motion to approve May 19, 2011 minutes by G. Murray, seconded by Ledee. Approved unanimously.

Reports of Officers:

President – expressed gladness regarding the number of residents attending the Florida Friendly seminar June 11 in the Pavilion and with the number who attended the garden visits after the seminar. There were approximately 30 residents in attendance at the seminar. Ideas were discussed by the Board for future seminar topics, timing, and how

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we could poll residents to get an idea of which topics would be better received. After discussion no decisions were reached.

Vice President- (no report)

Secretary – (no report)

Treasurer – Some of the Board members will not be present at the July Board meeting which is when we would normally do a budget workshop for next year's budget. Therefore, it was decided to do the workshop in August so that the budget would be approved at the October Board meeting. Jenkins asked that Burch forward him a copy of the prior year's budget worksheet file so it would be easier to just update items than it would be to start from scratch. Burch stated she could update some of the categories (dates and some depreciation items) prior to getting to Jenkins to save more time. Jenkins then went on to tell us that after reviewing the budget numbers and balance sheet his assessment is that the budget is in good shape from a year to year comparison.

Committee Reports:

- A. Financial – (contained in the Treasurer's Report of Officers section above)
- B. Playground/Recreation/Pool –
 - 1. The issue of key fob programming in relation to outstanding homeowner account balances due was raised by Jenkins to get clarification on our procedure/policy for deactivating and reactivating key fobs with balances due. There was a broad discussion by the Board concerning the best way to notify people with a small balance due because of interest charges on past due homeowner's dues payments. No consensus was reached. The issue was raised since it was possible that a fob would be deactivated for balance due, reactivated due to a regular dues payment, even when there was a balance due from accrued interest, and a month later deactivating the fob again. This sometimes happened even without the knowledge of the homeowner. This was determined to be an overly complicated, time consuming process for the fob administrator, and a confusing method of enforcement for the homeowner. A consensus was formulated during the Board discussion which Jenkins put in the form of a motion to instruct the key fob administrator to keep a fob deactivated until the full account balance is paid for an account that is 31 days delinquent, second by Ledee. Approved unanimously.
 - 2. A Mentone resident, not present at the meeting, had sent word to the Board that recently there were a group of residents in the pool and pool area with glass bottles, particularly alcoholic beverages. The resident pointed out this is a safety violation and forwarded a request of the Board to enforce the ban on any food and drink in the

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pool and pool area. A discussion ensued by the Board and since there is no way the Board can police the pool at all hours no motionable item was put forth to act upon.

- C. Social – Debra Martinez informed us the social committee is having a meeting at the end of the month to plan the ice cream social. The social will be held Saturday August 6th from 2pm to 4pm in the common area by the pool pavilion. As a follow up to the recent Florida Friendly seminar in the pool pavilion P. Murray informed us she had sent a thank you card to Wendy Wilber of IFAS for her excellent presentation. She also told us Wendy was pleasantly surprised with the turnout we had. After a brief discussion, it was decided by the Board that the budget for the seminar is to come out of the social committee budget as being the most appropriate expense category we have. This generated additional discussion on what other topics we could “sponsor” at the pavilion. Ideas included art and musical instruments for children.
- D. Welcoming/Love thy Neighbor – Debra Martinez informed us that there are cards going to new residents in Mentone each month and lately none of the cards have been used for collection of the fruit basket offered by the Homeowner’s Association.
- E. Architectural Review/ARC – No report.

General Manager’s Report:

- A. CCR/Landscape: number of letters sent based on last neighborhood drive through: 94 friendly letters, 36 thirty day notice letters, 8 fifteen day intent to fine letters, and 9 fine assessment letters. Burch discussed recent changes made to the spreadsheet used to track the letters sent. The changes have made the process much more efficient and even less likely to result in an error. The Board discussed the number of letters sent and many options were presented to try to stem the tide of monthly letters in the low hundreds. Discussion was spirited, however, no motionable items were presented so the process remains as it was. Board inquired if the Florida Friendly brochures were available in pdf format. We found out they were so the Board decided the pdf’s will be placed on the website for the benefit of all residents.

Unfinished Business:

- A. Review of Action items: Action items were discussed. (See separate action items list). Motion by Jenkins to get basketball backboards painted for \$130 by Ernie Terry, seconded by Ledee. Approved unanimously. A second motion was made by P.Murray to repair squirrel holes in the pavilion columns for a cost of \$166 also to be performed by Ernie Terry.

New Business:

- A. (none)

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Resident Issues:

- A. No residents were present at this time.

Motion to adjourn at 8:04 pm by P. Murray, seconded by Ledee, approved unanimously.

****Pending official Board of Director's Approval at the July 21, 2011 meeting****