

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

March 17, 2011

With a quorum present, the March 17, 2011 meeting of the Mentone Board of Directors was called to order at 6:54 pm by President Patsy Murray in the Mentone Recreation Pavilion.

Directors Present: Patsy Murray (President), Karen Ledee (Vice President), Dave Jenkins (Treasurer), Gil Murray (At-Large Director)

Members Absent: Al Tilly (Secretary)

Trend Management Solutions Staff Present: Kelly Burch

Overview: President P. Murray reviewed the order of business and conducted introductions of board members and owners present.

Resident Comments: Denise Salazar-Bell posed a question regarding public access easements on the east side of the community adjacent to Longleaf. She stated that residences are now being built which abut the Mentone fence and property line, thus restricting access for Mentone residents who have gates opening to this property. Directors and Burch were not aware of any public access easements which would enable access by Mentone residents.

Consideration of Minutes: February 17, 2011 minutes were discussed. Burch stated that the annual meeting minutes and the minutes from the subsequent BOD meeting need to be separated, and that she is willing to do this. Motioned, seconded and approved unanimously.

Reports of Officers:

President – Deferred comments.

Vice President – No report.

Secretary – Not present.

Treasurer – Jenkins reviewed the FY 2010 financial report. The Association was approximately \$3K under budget, even with the \$25K pool renovation being charged to the operating budget. He then reviewed the February 2011 financials. \$20K has been transferred from the operating budget (Retained Earnings) to a General Reserve budget line and bank account. Jenkins has some questions about the accounting principles used to document this transfer and will work with P. Murray and Ken Joines at TMS to clarify. Jenkins then reviewed the February 2011 receivables. He asked if the Association can forgive minimal debts, those less than \$2.00. Burch reviewed the covenants and responded no. Jenkins then proposed to relieve these debts through a personal contribution (less than \$13.00 required) and was told this would be acceptable. Jenkins proposes to write a personal check and send a letter to TMS, the goal being to clear these accounts, get them off the receivables report, and reactive the owner key fobs for pool access. No objection from Directors.

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Committee Reports:

- A. Financial – No committee currently exists, Jenkins covered financials previously as a report of officers.
- B. Playground/Recreation/Pool – No committee members present. Lounds-Singleton had e-mailed agenda items for consideration:
 - (1) The pool pump enclosure (coffin) needs new hinges and a new lock hasp. Jenkins stated Karl of Aquatic Maintenance has been promising for months to replace the hinges, this has not been accomplished, and Jenkins believes Jim Annis should be tasked to do this work. No objection from Directors – Burch proposes to contact Annis. Jenkins stated all hardware needs to be marine-grade stainless steel, not generic hardware store stuff. G. Murray pointed out that Annis needs to install the hinges and hasp where the metal has not deteriorated.
 - (2) The pool tiles need to be cleaned. Burch will contact Aquatic Maintenance.
 - (3) Lounds-Singleton witnessed neighbors of hers jumping the pool fence and provided their address for follow-up. The BOD decided to take no action on this specific incident.
- C. Social – Committee member present, Denise Salazar-Bell, made no report. Jenkins noted that Debra Martinez had done a great job of posting signs announcing the upcoming community yard sale. Burch stated that an announcement has been placed in the Gainesville Sun. P. Murray asked that Burch send a reminder of the yard sale by e-mail to all Mentone residents on the listserv.
- D. Welcoming/Love thy Neighbor – No committee members present and no report from the welcoming committee. P. Murray expressed the need to account for and contact newcomers as they move in, with emphasis on establishing communication and the process for paying quarterly dues. Electronic mode is preferred for both in the interest of reliability and conservation of resources.
- E. Architectural Review/ARC – We had a fairly lengthy discussion of the house owned by Robert Mitchell, 6837 SW 84th Street (the “egg rock house”), including the option of getting an attorney’s opinion on whether the landscaping job is covered under the Florida Statutes dealing with Florida-friendly xeriscaping. In Jenkins opinion it is not and the BOD needs to take action to ensure other properties don’t follow the same path of undertaking major landscape renovations without seeking ARC approval. Murray proposed to contact the owner and propose changes to the landscaping, including less rock, more shrubs, and a border of ground cover separating the egg rock from the street. The BOD found this acceptable and a motion was made, seconded and approved unanimously.

General Manager’s Report:

- A. CCR/Landscape: Burch stated the most recent drive-through produced 129 friendly reminder letters, and four 30-day notices of violation. Burch is still compiling and

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analyzing the 15-day violations and 14-day fine notifications. There was a fines appeal from 6613 SW 81st Ter. Burch stated the property has been re-sodded and the board agreed unanimously to waive the fine. We discussed the Pandy property on 82nd Ter – improved, but we took no action to rescind the fines because there has not been a formal request to do so and the property has not been evaluated in that light. Burch presented an arborists report on overgrown tree at the Kishlicky property, 6808 SW 82nd Ter., and stated that this report gives the board the latitude to move forward with remedial action. Burch will send a copy of the report to all Directors via e-mail for consideration and action. We discussed the Billings property on 83rd Ter. P. Murray had proposed, and the board had agreed, to temporarily rescind the fines on this property if the account is brought up to date through payment of dues. Burch will research the status of the account.

Unfinished Business:

A. Review of Action items: Action items were discussed. (See separate action items list for details and chronology).

- (1) Beautification of roundabouts: concern is lack of water for new plantings given the current drought.
- (2) Web site update: awaiting W-9 from vendor.
- (3) Pool Umbrellas: on order.
- (4) Fence in lift station area: board voted to accept \$350 repair bid from Yardworks.
- (5) Cleaning of brick entrance walls: The board considered three bids and opted to accept the one from Lori Kalapos if she will use only water to prevent damage to plants.
- (6) Sinkholes: County has been notified of two in retention area near pool; O'Steen Bros. will provide recommendation on two in pecan grove.
- (7) Egg rock house: see ARC committee report above.
- (8) Gift for Angela Lounds-Singleton: board agreed on a glass salad bowl, Dave will contact vendor for information on laser etching.
- (9) Kaleem residence: Ledee suggested all contact should be between owner and Attorney Hayter. Board concurred.

New Business:

A. None.

Homeowner Questions/Comments:

A. No other resident issues were presented.

Motion to adjourn at 8:15 pm, seconded and approved unanimously.

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