

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.  
Board Organizational Meeting  
July 19, 2012  
6:33pm

Mentone Board of Directors Organizational meeting called to order by President Irving Lampert. Quorum established.

Members Present: Irving Lampert (President), John Dickinson (Vice President), Beverly Dickinson (Secretary)

Members Absent: Jeremy Cook (Treasurer)

Trend Management Solutions Staff Present: Debbie Rowland

Homeowners Present: Mary Opel

Consideration of Minutes: Motion by Irv Lampert to approve the June 21, 2012 meeting minutes. John Dickinson 2<sup>nd</sup> the motion. The motion was unanimously approved.

Reports of Officers:

- President – Irving Lampert
  - will speak with homeowners in an effort to recruit new board members. Discussed Mary Opel joining the board.
  - Deactivation list for accounts in arrears – discussion about how homeowners get on list. Debbie Rowland will follow up with Kelly to determine who makes changes to the activation list.
- Vice President – John Dickinson – No report.
- Secretary – Beverly Dickinson – No report.
- Treasurer – Jeremy Cook – Not present. No report.

Committee Reports:

- Financial – Jeremy Cook – Not present. No report.
- Social – Debra Martinez – Not present. No report. Debbie Rowland added the Ice Cream Social flyer to the pavilion bulletin board.
- Welcoming / Love They Neighbor – Debra Martinez – Not present, no report.
- Architectural Committee (ARC): No report.

General Manager's Report:

- CCR. Landscape – Debbie Rowland reported that 26 friendly reminders, 31 thirty-day reminders, 9 fifteen-day letters, 7 fine notifications sent. 34 cases were closed..

Unfinished Business:

- AI 11-06-01, yellow paint at the curbing: No update.
- AI 04-19-01, volleyball court poles. Irv met with UF staff member to discuss options for volleyball pole installation. Discussed options. John Dickinson made a motion to approve up to \$1500 to install adjustable volleyball poles, 2" border, and new sand with existing net. Irving Lampert 2<sup>nd</sup> the motion. The motion was unanimously approved.
- AI 05-09-01, Vents on kiddies pool equipment coffin. **Complete.**
- Pruning of oak trees around pool area: **Complete.**
- Discussed options for adding benches to the play area. A motion had been approved via e-mail to install a picnic bench; Irv Lampert discussed installing a bench in lieu of picnic bench. No motion was made.
- Sliders to be installed under the legs of the picnic tables at the pavilion. Irv will purchase from Harbor Freight.
- Removing dead trees from walking path around the preserve. **Complete.**
- 7 pool tiles cracked or missing. Will table discussion until November, when pool is closed.
- 6 dead Crepe Myrtles in Pecan Park. Debbie Rowland will check for completion on next drive-through.
- Homeowners with low-hanging trees in street: Debbie Rowland included this in her neighborhood drive-through and included infractions with recent friendly reminders.
- Shower lever breaking. Discussed options. Irv researched options, proposed to have a metal worker in Alachua fabricate a stainless steel case to run a new line with a button-operated actuator and a shut-off valve on top. Jim or Irv will install. John Dickinson made a motion to approve up to \$500 to install the device. Irv Lampert 2<sup>nd</sup> the motion. The motion was unanimously approved.

#### New Business:

- John Dickinson made a motion to amend the agenda. Irv Lampert 2<sup>nd</sup> the motion. The motion was unanimously approved.
  - Irv Lampert made a motion to add Mary Opel as an HOA board member. John Dickinson 2<sup>nd</sup> the motion. The motion was unanimously approved.
  - John Dickinson made a motion to change our HOA signature cards to remove Tommy McIntosh of Trend Management and add Gene Haufler of Cornerstone. Beverly Dickinson 2<sup>nd</sup> the motion. The motion was unanimously approved.
- Weed growth on jogging path, mulch is breaking down. Debbie will check to see when path was re-mulched previously. Irv will research the cost of having the path paved with asphalt.

Meeting adjourned at 7:41pm.