

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Organizational Meeting

February 21, 2013

Mentone Board of Directors Organizational meeting called to order by I. Lampert at 6:37 PM. Quorum established.

Members Present: Irving Lampert (President), Jeremy Cook (Treasurer), Beverly Dickinson (Secretary) and Mary Opel. Quorum was established.

Members Absent: John Dickinson (Vice President)

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

Consideration of Minutes: The meeting minutes from the 2012 Board Organizational Meeting were reviewed briefly. Lampert made a motion to approve the minutes as written, seconded by B. Dickinson. Motion approved unanimously.

Reports of Officers:

President – Irving Lampert– Lampert prompted discussion on several items.

**Pool heater** - It was decided by consensus that Burch will ask Karl to have the heater turned on to 86 degrees on March 15<sup>th</sup> with a “Pool Opening” date of April 1<sup>st</sup> to allow time for unforeseen repairs that may be necessary.

**Pool Tiles** – There are several pool tiles that are cracked and/or missing from the top line of the pool. Lampert presented options for repair: 1) Re-tile the entire top portion of the pool at a cost of approximately \$3,500.00, 2) Purchase approximately one box of a tile that is similar to what is currently in place and install the new as the old fall off and 3) Have tiles hand made to match what is currently in place. Cook made a motion to purchase a box of tiles in a solid color that matches the current colors of the pool and will be around forever to replace the broken tiles as they break. B. Dickinson 2<sup>nd</sup> and it was approved three (3) to one (1) with Lampert in dissent.

**Volleyball Court** – Lampert reported that the cost of new, adjustable posts, a net and the labor to install would cost between \$1,500.00 and \$2,000.00. He reported that he would like to have the current sand removed and beach sand brought in. Cook disagreed with removing the sand stating the project would be too expensive. Resident David Jenkins suggested bringing 6 inches of beach sand to be tilled and mixed with the current sand as a compromise. Cook made a motion to approve installing new 4 inch post with eye hooks, a new net and 6 inches of beach sand to be mixed with the current sand so long as the cost does not exceed \$2,000.00. B. Dickinson 2<sup>nd</sup> the motion and it was approved three (3) to one (1) with Lampert in dissent.

Vice President – John Dickinson - Absent, no report.

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Treasurer – Jeremy Cook– Defer to Financial Committee report

Secretary – Beverly Dickinson – No report.

Committee Reports:

- A. Financial – Cook reported that the yearend financials look good with net income of \$26,725.70. It was discussed that the net income should be moved to the Reserves. Cook made a motion to move \$100.00 to the Pool Pump Reserve, \$3,800.00 to the Tennis/BBall Resurfacing Reserve and \$22,825.70 to the General Reserve. It was 2<sup>nd</sup> by B. Dickinson and approved unanimously.
- B. Playground/Recreation/Pool – Lounds-Singleton not present therefore no report.
- C. Social – Martinez presented a draft of the 2013 events, attached, noting that all dates are tentative and may be changed prior to event advertising.
- D. Welcoming/Love thy Neighbor – Martinez reported that welcome letters and gift certificate vouchers were sent to all new owners in 2012. Since the gift certificate vouchers were changed from gift baskets to Publix gift cards only one owner has requested to receive the gift.
- E. Love Thy Neighbor – Jon Visscher reported that he is still willing to help any of the neighbors that are experiencing a hardship.
- F. Architectural Review Committee –

General Manager's Report:

- A. CCR. Landscape – Burch reported that 27 items were closed, 57 friendly reminders, 23 violations, 2 – 15 day and 2 fine notification letters were sent out per the regularly scheduled drive through for the month of February. 2 properties were fined.

Unfinished Business:

- A. Review of Action Items – The list was reviewed one item at a time, updated list attached.

New Business:

- A. Nomination and Election of Officers – As quorum was not established at the Annual Meeting, an election could not be held and the current Board remained seated. B. Dickinson made a motion that the Officer positions for 2013 will be as follows:

President – Irving Lampert

Vice President – John Dickinson

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Secretary – Beverly Dickinson

Treasurer – Jeremy Cook

It was 2<sup>nd</sup> by Cook and approved unanimously.

Resident Issues: None

There being no further business, the meeting was adjourned at 7:42 PM.

\*\*Pending official Board of Director's Approval at the Board Organizational Meeting in February 2014\*\*