

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting

July 17, 2014

6:30pm

Mentone Board of Directors meeting called to order by Board President, Irving Lampert at 6:30 PM. Quorum established.

Members Present: Irving Lampert (President) Kim Stricklan (Vice President) Michael Johnston (Treasurer) Paul Chandler (Secretary) and Mary Opel (Director).

Member Absent: N/A

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: David Jenkins

Consideration of Minutes: Motion by Stricklan to approve the June 2014 minutes. Chandler 2nd the motion and it was approved unanimously.

Resident Comments: N/A

Reports of Officers:

- President – Irving Lampert – Lampert reported that the soccer nets were up thanks to the help of Amanda Stricklan and Dave Jenkins.
- Vice President – Kim Stricklan – Stricklan reported that she has several ideas for maintenance topics to include in the next newsletter.
- Secretary – Paul Chandler– No report.
- Treasurer – Michael Johnston - Johnston reported that the financials are in line and look good. He reported that he will be thinking of options for a replenishment plan of the General Reserve Fund by the Pecan Park owners to be discussed and decided during the 2015 budgeting process.

Committee Reports:

- Financial – Michael Johnston – No Report
- Playground, / Recreation / Pool – David Jenkins – Jenkins reported that the soccer nets look great but that a tree is blocking one of the goals, the main pool shower needs a new foot valve as the current one sticks, some of the bulbs at the pavilion lights are out and the timers need to be adjusted. He also reported that there are weeds and grass coming up in the joints of the tennis court area that need to be sprayed.
- Social – Debra Martinez – Martinez was not present but provided Burch with a report that the Committee had scheduled the Ice Cream Social for Saturday, August 9, 2014. The flyer was presented and approved by the Board for distribution to the membership.
- Welcoming / Love They Neighbor – Debra Martinez – Martinez was not present but provided Burch with a report that no new inquires had been made for the gift cards.
- Architectural Committee (ARC) – No Report

General Manager's Report:

- CCR. Landscape – Management reported that 139 - friendly reminders, 67 – 30 day violation letters, 14 – 15 day letters and 6 – fine notifications would be sent out in June. 61 items were closed and 3 homes were fined.

Unfinished Business:

- Action items reviewed and updated. See attached action items.
- Lawn Contract – Kim reported that she is compiling a list of all items that the Board feels need to be included in the lawn maintenance contract so that bids can be obtained during the budgeting process for the 2015 fiscal year. The Board agreed by consensus that they wanted the lawn company to be more proactive and timely in completing projects.
- Pool Contract – Management reported that a new key fob for the pool company had just been obtained and that they agreed to swipe the key fob each time they are in the community.

New Business:

- Bus Stop Safety Presentation – Toni Fulton, Traffic Coordinator, PJ Mauldin, Wiles School Resource Officer and Lt. George Corwin of the Alachua County Sherriff's Office were present to discuss the issue of bus stop safety raised by some of the parents within the community. It was noted that taking the stop at Mentone off the route and bringing the bus into the community were not options per Alachua County. It was reported that the Sherriff's Office and Florida Highway Patrol plan to work the area along Archer Road heavily off and on but especially when school starts to enforce all traffic laws (ie; speeding, not stopping for the bus, parking on the right of way, et). After lengthy discussion it was recommended that the Mentone bus stop be placed 500 feet East of the Western Entrance. The Board agreed with the recommendation and directed management to communicate with James Spears at the Alachua County School Board regarding placement. Additionally, management was directed to obtain pricing on pouring of a concrete slab and installation of bicycle racks at the bus stop with the hopes that installation will occur prior to the first day of school on August 18, 2014. Management was also directed to reach out to Alachua County Public Works to discuss the possibility of construction of a small pavilion of sorts at the stop along with a light at the pavilion which would be coordinated by Clay Electric. Stricklan stated that she would work up a mini-newsletter on bus stop safety to be distributed via email and on the website and Facebook page along with a notice of a 2nd presentation by Officer Mauldin at the August 21, 2014 Board Meeting.
- The meeting was adjourned at 8:16 PM.