

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting

June 19, 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, Debra Martinez

Consideration of Minutes: Motion by Lampert to approve the May 15, 2014 minutes. Stricklan 2<sup>nd</sup> the motion and it was approved unanimously.

Resident Comments: N/A

Reports of Officers:

- President – Irving Lampert – No Report.
- Vice President – Kim Stricklan – Stricklan reported that she was surprised at how few owners were set up on automatic debit and that the Association should work at distributing the information to get more owners on automatic debit. It was decided that the next newsletter should include something on this issue.
- Secretary – Paul Chandler– No report.
- Treasurer – Michael Johnston

Committee Reports:

- Financial – Michael Johnston – No Report
- Playground, / Recreation / Pool – David Jenkins – Jenkins reported that all previously reported issues had been resolved with the exception of the soccer goals and volleyball court boundary which are in process. The bottom of the eustachian into the pool were reported to be broken along with several tiles. Burch reported that the tile repair will require the pool to be closed for several days and that waiting until fall or winter would be the best time for repair.
- Social – Debra Martinez – Martinez reported that the Ice Cream Social had been scheduled for August 9, 2014 at the pavilion and the flyer will be sent to Burch for Board approval prior to distribution.
- Welcoming / Love They Neighbor – Debra Martinez – Martinez requested an alternate address for a welcome letter which had been returned to her. Burch reported that she would provide it via email.
- Architectural Committee (ARC):

General Manager's Report:

- CCR. Landscape – Management reported that 76 - friendly reminders, 59 – 30 day violation letters, 9 – 15 day letters and 10 – fine notifications would be sent out in June. 93 items were closed.

#### Unfinished Business:

- Action items reviewed and updated. See attached action items.
- Pecan Park Fence – Management presented several bids for review for the repair and repainting of the existing fence and the removal and installation of vinyl fencing. Lampert made a motion to approve the bid from Gainesville Fence for the installation of vinyl fence at a cost of \$19,000 contingent upon a majority consensus via email regarding the questions detailed below.
  - How much of the post to be in the ground and will they be in concrete?
  - Is the selected style a common style that will be around for a long period of time?
  - Does this style come in sections and if so, how big are the sections?
  - Can a few additional sections be purchased and stored for later repairs?
  - Can the price be reduced at all?

The money to fund this project will come from the Pecan Park Fence Reserve and the General Reserve. The Pecan Park Lots will have an increase beginning with the 2015 budget to cover the entire cost and reimburse the General Reserve account. It was 2<sup>nd</sup> by Stricklan and approved unanimously.

- On Street Parking – Management reported that conversations took place with both Code Enforcement and the Alachua County Sherriff's Office and each advised that the other was responsible. Code Enforcement stated that to stop on street parking, Alachua County would have to approve the placement on "No Parking" signs throughout the community and the Sherriff's Office would be tasked with enforcing it. The Sherriff's Office stated that Code Enforcement handles all parking issues for vehicles that violate County Code unless the flow of traffic is impeded in which case the Sherriff's Office would respond. The Board agreed by consensus to continue to alert residents that report street parking issues to contact Code Enforcement or the Sherriff's Office as applicable.

#### New Business:

- Bicycle Parking – Johnston reported that bicycle racks are present at the bus stop area of the neighboring community and questioned whether Mentone should install a bicycle rack to prevent bicycles from being chained to the signs. Management advised that discussion regarding the placement of the bus stops is being had by various governmental agencies and recommended tabling the issue until the bus stop issues were resolved. The Board agreed by consensus to table the issue.
- Lawn Contract – The specifications of the current lawn contract were discussed at length with William Jamerson of FloridaScapes. It was decided by consensus that the Board would like further discussion to revise the specifications of the contract and that such discussion will take place via email for review at the July Board meeting.
- Pool Maintenance Contract – The specifications of the current pool maintenance contract were briefly discussed. It was decided by consensus that the Board would like further discussion to revise the specifications of the contract and that such discussion will take place via email for review at the July Board meeting.
- The meeting was adjourned at 8:48 PM.