

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Organizational Meeting

February 20, 2014

Mentone Board of Directors Organizational meeting called to order by I. Lampert at 6:46 PM. Quorum established.

Members Present: Irving Lampert (President), Michael Johnston (Treasurer), Kim Stricklan (Secretary) and Mary Opel (Director). Quorum was established.

Members Absent: N/A

Homeowners Present: David Jenkins, Mr. & Ms. Bowers, Debra Martinez, Darrow & Peggy Mixon and Gary & Joyce Wilson.

Resident Comments: David Jenkins requested an update on the pool heater and the pool furniture, see below in Old Business.

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 2013 Board Organizational Meeting were reviewed briefly. Lampert made a motion to approve the minutes as written, seconded by Stricklan. Motion approved unanimously.

Reports of Officers:

President – Irving Lampert – No Report.

Vice President – N/A.

Treasurer – Michael Johnston – Johnston reported that the Association had a fairly large cash balance as of January 31, 2014 and significant retained earnings for 2013. Burch informed Johnston that the Association usually transferred money from retained earnings to reserves each year and indicated that they two, Johnston and Burch, would get together to discuss prior to the March meeting at which time they would present a proposal to the Board. Johnston asked management to investigate what the Bank Charges were for 2013.

Secretary – Kim Stricklan – No report.

Committee Reports:

A. Financial – No Report.

B. Playground/Recreation/Pool – Lounds-Singleton not present therefore no report.

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- C. Social – Martinez presented a draft of the 2014 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 2013 with the exception of those properties that went to a bank.
- E. Love Thy Neighbor – Jon Visscher. Not present/no report.
- F. Architectural Review Committee – Burch reported that there were several homes that have possibly been painted without approval. Burch will email the address to the Board to review and wait for further direction.

General Manager's Report:

A. CCR. Landscape – Burch reported that because a typical drive through had not been done and letters were not sent out for several months prior to February, most letters to be sent were friendly reminders. The only exceptions were those properties that had reached the fining stage or were in complete disarray. 190 friendly reminders, 5 violations, 0 – 15 day and 2 fine notification letters were to be sent out.

Unfinished Business:

- A. Review of Action Items – The list was reviewed one item at a time, updated list attached.
- B. Pool
 - a. The Kiddie pool casket is leaking. Per Karl with Aquatic Maintenance, the pump needs to be removed and the interior piping taken apart to find and repair the leak. At the time that the pump is out Karl will take it to be evaluated/repared and estimated that the total cost would be between \$250.00 and \$450.00. Lampert made a motion to approve the work as detailed above so long as the cost does not exceed \$450.00. Opel seconded the motion and it was approved unanimously.
 - b. Karl with Aquatic Maintenance suggested that an algaecide application be used in the pool prior to the pool opening in an effort to keep the algae blooms at a minimum. The cost for the algaecide was \$165.00. Lampert motioned to approve the cost of the algaecide and inform Aquatic Maintenance to apply the chemical immediately. It was seconded by Kim and approved unanimously.
 - c. Lampert reported that the contractor that previously serviced the heater no longer travels to Gainesville and as such Aquatic Maintenance has been searching for a new contractor. Pentair, the manufacturer, recommended a contractor out of

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Jacksonville but the trip charge is \$351.00 per visit. The Board approved, by consensus, the trip charge and directed management to speak with the contractor and request a break on the charges if we agree to use only him. Additionally, the Board would like to know if there are any warranties on the work.

- d. Lampert also reported that the hinges on the Kiddie pool casket have rusted off and instructed management to have Aquatic Maintenance replace the hinges with stainless steel hinges.
- e. Burch presented several bids for pool furniture to the Board. Discussion took place on whether to order chairs with arms or without. Stricklan made a motion to order 10 chaise lounges with arms, 20 chaise lounges without arms and two 42" tables from Horizon Casual at a cost of approximately \$4,500.00 from the Common Area Furniture Reserve. Lampert seconded the motion and it was approved unanimously. Management was directed to schedule a time with Jim Annis to make the old chaise lounges available to Mentone owners and if any were left to contact thrift stores about donating them.
- f. The Board decided by consensus that the pool should be reopened for the season on Saturday, March 15th and the heater should be set at 82 degrees.

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. One owner, Paul Chandler expressed an interest in joining the Board and completed a Candidate Information Sheet, included in the meeting packet. Stricklan made a motion to appoint Paul Chandler to the Board of Directors. Johnston seconded the motion and it was approved unanimously.
- B. Johnston made a motion that the Officer positions for 2014 will be as follows. It was seconded by Stricklan and approved unanimously.

President – Irving Lampert

Vice President – Kim Stricklan

Secretary – Paul Chandler

Treasurer – Michael Johnston

Director – Mary Opel

- C. Spring yard sale - The Spring yard sale was scheduled for Saturday, April 5, 2014.

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- D. December Interest Charged – Burch reported that several owner had contacted her regarding interest that had been charged on December 31, 2013 after their payments had been received prior to that date by the previous management company. Lampert made a motion to waive the interest that was charged on December 31, 2013 due to the delayed posting of payments. Stricklan seconded the motion and it was approved unanimously.

- E. Halloween Discussion – Martinez asked the Board to discuss Halloween and what the Association could do to help prevent some of the damage that occurred in 2013. Stricklan requested that the issue be tabled until such time as she can do some research on the resources available to the community.

Resident Comments: None

There being no further business, the meeting was adjourned at 8:35 PM.

Pending approval by the Board of Director's at the Board Organizational Meeting to be held in February, 2015