

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting  
January 15, 2015  
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 Lampert to approve the December 2014 minutes. Chandler 2<sup>nd</sup> the motion and it was approved unanimously.

Resident Comments: N/A

Reports of Officers:

- President – Irving Lampert – Reported that Karl with Aquatic Maintenance approached him regarding the damage done to the pool due to sunscreen and sun tan lotions and it was agreed that a notice should be put in the next newsletter.
- Vice President – Kim Stricklan – No report.
- Secretary – Paul Chandler– Reported that he has observed several kids jumping the fence at the pool to gain access to the pavilion area.
- Treasurer – Michael Johnston – No report.

Committee Reports:

- Financial – Michael Johnston – No Report
- Playground, / Recreation / Pool – David Jenkins – No report. Burch reported that the pavers for the pool deck had been ordered and an email will be sent out to inform all owners as to when the pool/pavilion area would be closed. Burch also reported that the Aquatic Maintenance is working to locate a leak in the kiddie pool and that one part is on back order for the pool heater but once received the heater will be repaired.
- Social – Debra Martinez – Not present, no report
- Welcoming / Love They Neighbor – Debra Martinez – Not present, no report
- Architectural Committee (ARC) – No Report

General Manager's Report:

- CCR. Landscape – Management reported that 144 - friendly reminders, 43- 30 day violation letters, 11 - 15 day letters and 8 - fine notifications would be sent out in January. 34 items were closed and 4 homes were scheduled to be fined.
- Key Fob Deactivation – Management reported that there were new deactivations this month, report in meeting packet. Stricklan made a motion to deactivate fobs for all accounts over 90 delinquent. Chandler 2<sup>nd</sup> the motion and it was approved unanimously.
- Dog Waste Station – Burch reported that an owner had requested that the dog waste station closest to the pavilion be moved as it was close to their gate. The Board agreed by consensus to

keep the current placement as it is located near a group of trees and would appear out of place in any other location in the nearby area.

#### Unfinished Business:

- Action items reviewed and updated. See attached action items.
- Fitness Equipment – The Board asked Burch to speak with the insurance agent about the effect that installation would have on the Association’s liability policy.
- Pool Maintenance Contract – It was noted that Chandler had reviewed the pool maintenance contract and felt that it was adequate. Dave Jenkins had not yet reviewed, Burch stated that she would send the contract to him directly.

#### New Business:

- TURF SWAP Project Presentation – Stacie Greco with Alachua County Environmental Protection Department was present and detailed the TURF SWAP project which takes approximately 200 square feet of turf area and landscapes it using mulch and Florida friendly/drought resistant plants at a significant discount. The Board agreed that the general landscape designs would be acceptable in the community, although they would require approval by the Architectural Review Committee, and that the Association would advertise the program on the website, Facebook and in the next newsletter. The Board also received a flyer for the Rain Barrell Workshop, that will take place on the soccer field on February 7<sup>th</sup>, to distribute to residents.
- Traffic Circle Curb Parking – Johnston reported that the yellow paint on the traffic circles is peeling and looks horrible. Burch reported that the county is responsible for the painting, that it was done approximately 3 to 4 years ago and they are working to budget for the repainting in the future. Management was directed to obtain bids for properly preparing and painting of the surface in an effort to keep it looking good.
- Annual Meeting Preparation – It was noted that the Annual Meeting would be held on Thursday, February 19, 2015 and that notice of the meeting would be mailed out on Wednesday, February 4, 2014. All current Board Members agreed to volunteer as Board Members again with Johnston noting that his time would be limited due to other obligations.
- The meeting was adjourned at 7:25 PM.