

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
March 19, 2015
6:30pm

Mentone Board of Directors meeting called to order by Board Secretary, Kim Stricklan at 6:34 PM.
Quorum established.

Members Present: Irving Lampert, (President) Kim Stricklan (Secretary) and Mary Opel (Director).
Member Absent: Paul Chandler (Vice - President)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: David Jenkins, Debra Martinez Jacob Robinson, Bill Stengle and John Stricklan

Consideration of Minutes: Motion by Stricklan to approve the February 2015 minutes as amended. Opel
2nd the motion and it was approved unanimously.

Resident Comments: N/A

Reports of Officers:

- President – Irving Lampert – No report
- Vice President – Paul Chandler – No present, no report
- Secretary – Kim Stricklan– No report
- Treasurer – No report.

Committee Reports:

- Financial– No Report
- Playground, / Recreation / Pool – David Jenkins – Reported that everyone is excited that the pool will be opening soon. Burch reported that the pool is scheduled to open Saturday, March 21st and that all repairs are to be completed prior to opening. Stricklan reported that the volleyball court was staked off the night of the meeting.
- Social – Debra Martinez – Debra reported that the Committee is preparing for the Family Fun Day event on April 25th and she will forward the flyer to Burch for emailing to the listserv. Burch advised that the Board approved Stacie Greco with IFAS/Alachua County Department EPA to be onsite and have a booth with games for kids along with some Master Gardeners and set appointments with any residents who are interested in the TURF SWAP program.
- Welcoming / Love They Neighbor – Debra Martinez – Debra advised that she is still sending out letters each month when she receives the new owner report from Burch and is averaging a responses from 2 to 3 owners per month.
- Architectural Committee (ARC) – No Report

General Manager's Report:

- CCR. Landscape – Management reported that 57 - friendly reminders, 50– 30 day violation letters, 7 – 15 day letters and 9 – fine notifications would be sent out in March. 65 items were closed.

- Key Fob Deactivation – Management reported that there were no new deactivations this month, report in meeting packet. Stricklan made a motion to deactivate fobs for all accounts over 90 delinquent. Lampert 2nd the motion and it was approved unanimously.
- Late Fee Waiver Request
 - 6909 SW 80th Drive: management presented a request to waive interest and the administrative fee as they contacted the management company and made payment based on the balance but before the payment was received, a final notice was mailed and additional fees incurred. Stricklan made a motion to approve the request based on the good faith effort to pay the balance in full. It was seconded by Lampert and approved unanimously.
 - 8604 SW 66th Lane: management presented a request to waive interest charged to the account due to a delay in the mail. The Board requested the details of when the payment arrived be emailed for a decision via email.

Unfinished Business:

- Action items reviewed and updated. See attached action items.
 - Fence at basketball/tennis court: Management presented bid from All Florida Enterprise. Stricklan made a motion to approve the bid using 6 gauge black vinyl, with a bottom and 3' high support rail for a total cost of \$3,100.00. It was 2nd by Opel and approved unanimously.
- Volleyball Court/Fitness Equipment – Tabled until April Meeting.

New Business:

- Authorize final payment for front entrance landscaping project: Lampert made a motion to approve and release payment to contractor. It was 2nd by Opel and approved unanimously.
- Authorize final payment for pool deck project: Lampert made a motion to approve and release payment to contractor to include paver sealant and pool fence. It was 2nd by Stricklan and approved unanimously.

Resident Comments

- Jacob Robinson volunteered to serve on the Board and fill the open slot that was left when Michael Johnston left. Lampert asked that he complete the Candidate Information Sheet and appointment of a new director would be added to the agenda for the next Board Meeting.
- The meeting was adjourned at 7:32 PM.