

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting

May 21, 2015

6:30pm

Mentone Board of Directors meeting called to order by Board Secretary, Kim Stricklan at 6:30 PM.
Quorum established.

Members Present: Irving Lampert, (President) Kim Stricklan (Secretary) Jacob Robinson (Treasurer) and Mary Opel (Director).

Member Absent: Paul Chandler (Vice - President)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: David Jenkins,

Consideration of Minutes: Motion by Stricklan to approve the April 2015 minutes as amended. Robinson 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– Requested input from other Directors on the Highland Park signs. Stricklan reported that she felt gluing them could repair them in the short term. Robinson reported that he had looked at them and they will ultimately need to be replaced and asked for a sample from Signs by Tomorrow of what they propose to replace the signs with. Stricklan also reported that she will be starting Graduate school in the fall and will have to resign from the Board after the July Meeting.
- Treasurer – No report.

Committee Reports:

- Financial– Dave Jenkins provided the Board with a packet which included reports from the typical month end financials and presented an overview of how to read each reports and pull out the most important information from each.
- Playground, / Recreation / Pool – David Jenkins – Management was asked if the cracked depth tile inside the pool was repaired, Burch will check with Cody West Construction. Jenkins also requested that Burch check with Aquatic maintenance on the status of the steps on the ladders as they are all very loose and two were still missing.
 - Burch reported that she had found a company out of Ocala to work on finding the leak in the Kiddie pool. The cost to locate the leak would be \$500.00 and if the repair was something simple they would complete the task while onsite. If the repair would be an extensive project they would prepare an estimate to be considered by the Board.
 - Burch reported that the mulch in the playground area was very low and needed to be replaced. Over the years it had been “spot filled” but a full mulching hadn’t been done since the new playground equipment was installed. Burch presented a price for \$1,632.55 from Miracle Recreation, the company that installed the equipment and mulch, for Fibar mulch. The cost for Jeremy to spread the mulch was \$750.00 for a total project cost of \$2382.55. It was noted that the mulch budget had been exhausted with the front entry project but that

the mulch in the playground area was a necessity for safety reasons. Robinson made a motion to approve the installation of the Fibar mulch at the cost proposed with Jeremy installing it. Lampert 2nd the motion and it was approved unanimously.

- Social – Debra Martinez – No report.
- Welcoming / Love They Neighbor – Debra Martinez – reported via email that two new letters were mailed out and one new owner had reached out to her to receive their gift card.
- Architectural Committee (ARC) – No Report

General Manager's Report:

- CCR. Landscape – Management reported that 77 - friendly reminders, 39- 30 day violation letters, 5 - 15 day letters and 6 - fine notifications would be sent out in May. 69 items were closed.
- Key Fob Deactivation – Management reported that there were new deactivations this month, report in meeting packet. Lampert made a motion to deactivate fobs for all accounts over 90 days delinquent. Stricklan 2nd the motion and it was approved unanimously.

Unfinished Business:

- Action items were reviewed and updated, attached.
- Volleyball Court/Fitness Equipment – Tabled.

New Business:

N/A

- The meeting was adjourned at 7:37 PM.