

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
November 19, 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) Paul Chandler (Vice - President), Jacob Robinson (Treasurer) and Mary Opel (Director)

Member Absent: N/A

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Dave Jenkins, Dennis Kristof and Debra Martinez

Consideration of Minutes: Motion by Lampert to approve the October 2015 minutes as written. Robinson 2nd the motion and it was approved unanimously.

Resident Comments: N/A

Reports of Officers:

- President – Irving Lampert – No Report
- Vice President – No Report
- Secretary – N/A
- Treasurer – Jacob Robinson – No Report

Committee Reports:

- Financial– Dave Jenkins – No Report
- Playground, / Recreation / Pool – Dave Jenkins – Dave reported that the pool is heated to 86 degrees. Burch reported the thermostat currently reads 5 degrees higher as it needs to be recalibrated but the service technician will be back to take care of it when he is in the area for another call. Dennis Kristof mentioned that the lighting on the tennis and basketball courts is not adequate for playing at night and asked that management look into what it would take to get better lighting. Dave also mentioned that the netting on the left side of the tennis court is loose.
- Social – Debra Martinez – Debra provided the flyer for the Holiday Lighting Contest and will email Burch with the PDF and dates to send to the community.
- Welcoming / Love They Neighbor – Debra Martinez – Letters are sent out as New Owner Report is received from Kelly. 27 new owners have been sent letters through September and only 3 have reached out for their gift card.
- Architectural Committee (ARC) – No Report.

General Manager's Report:

- CCR. Landscape – Burch reported that 70 - friendly reminders, 65– 30 day violation letters, 14 – 15 day letters and 9 – fine notifications would be sent out in September. 67 violations were closed and 4 properties would be fined.
- Key Fob Deactivation – Burch reported that no new properties were over 90 days delinquent and scheduled to have their key fobs turned off. Burch reported that account 0827 had reached the time frame that the Association could move forward with a foreclosure on the past due

assessments. Robinson made a motion to proceed with the foreclosure. Chandler 2nd the motion and it was approved unanimously.

- Owner Responses to Gator Net & Including Internet as an Association Expense: Burch reported that she had heard from 81 owners and 77 were against the Association entering into any sort of agreement that would require all owners to pay one company for a monthly service or to install the infrastructure. A large majority of the owners stated that they liked the idea of having competition for internet providers but did not like the “all or nothing” approach and wanted each property owner to have the option to choose their own provider. The Board asked Burch to send out notification to owners by way of a postcard to notify them that the Association was not going to further investigate including internet as an Association expense.

Unfinished Business:

- Action items were reviewed and updated, attached.

New Business:

N/A

- The meeting was adjourned at 7:55 PM.