

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

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

Member Absent: N/A

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Jerry Dodd, Debra Martinez, Maureen McGough, Matt Shunick, Rhonda Williams, Li Yin

Consideration of Minutes: Motion by Chandler to approve the September 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 – Reported that the irrigation scope of work created by J.M. & Associates looks good.

Committee Reports:

- Financial– Dave Jenkins – Not Present, No Report
- Playground, / Recreation / Pool – Burch reported that one of the sensors on the pool heater wasn't working and had been ordered. A technician was scheduled to install the new sensor when it arrived, which was anticipated sometime in the week of 10/19.
- Social – Debra Martinez – Halloween Event scheduled for 10/24/15. Families had been chosen for judging of decorating contests.
- Welcoming / Love They Neighbor – Debra Martinez – Letters are sent out as New Owner Report is received from Kelly.
- Architectural Committee (ARC) – No Report.

General Manager's Report:

- CCR. Landscape – Burch reported that 94 - friendly reminders, 75– 30 day violation letters, 19 – 15 day letters and 5 – fine notifications would be sent out in September. 59 violations were closed and 2 properties would be fined.
- Key Fob Deactivation – Burch reported that several new properties were over 90 days delinquent and scheduled to have their key fobs turned off. Chandler made a motion to deactivate fobs for all accounts over 90 days delinquent. Robinson 2nd the motion and it was approved unanimously.
- Owner Requests for Association help with neighbor to neighbor issues: Two owners reached out for help with issues that were not visible to management from the road or the common area which past Boards have deemed the Association should not be involved with. Lampert asked

management to send the information to him directly and he would reach out in an attempt to resolve the issues.

- Vandalism at 6708 SW 81st Street: Management reported that the tenants at 6708 SW 81st Street notify the Association that their vehicles had paint thrown on them and it was reported to the Sheriff's Office as vandalism. The Sheriff is investigating.

Unfinished Business:

- Action items were reviewed and updated, attached.

New Business:

Gator Net/GRU.com Presentation– Fernando Sanchez was present GRU.com to provide information and pricing on GRU.com and how installation would take place should the Association decide to enter into a contract. Management was asked to send out information to the owners to provide the information and gauge interest.

Consideration and Approval of 2016 Budget – The line item for utilities was changed due to the GRU increase which took effect 10/1/15. Robinson made a motion to approve the 2016 Budget as amended. Chandler 2nd the motion and it was approved unanimously. A copy of the approved budget is approved.

- The meeting was adjourned at 7:55 PM.