

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
August 18, 2016
6:30pm

Mentone Board of Directors meeting called to order by Board President, Irving Lampert at 6:44 PM.
Quorum established.

Members Present: Irving Lampert, (President), Jacob Robinson (Treasurer). Mary Opel (Director) and John Storey (Director).

Member Absent: Paul Chandler (Vice - President), John Kaercher (Secretary)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Dave Jenkins

Consideration of Minutes: Lampert made a motion to approve the July 2016 meeting minutes as written. Robinson 2nd the motion and it was approved unanimously.

Resident Comments: N/A

Reports of Officers:

- President – Irving Lampert: Lampert reported that he met Action Irrigation onsite to look at the two areas of standing water at the pool, one just outside of the pavilion and the other just outside of the pool gate. It was decided by consensus that the area outside of the pavilion percolates properly and only holds water for a short time after a hard rain. Lampert will ask Action Irrigation to provide an estimate for a drainage system on the area outside the pool gate and ask that the area outside of the pool be a line item as optional.
- Vice President – Paul Chandler: Not present, No Report
- Secretary – John Kaercher: Not Present, No Report
- Treasurer – Jacob Robinson: No Report

Committee Reports:

- Financial– Dave Jenkins – Jenkins provided a mid-year comparison and reported that the financials status of the Association looks good. Compared to last year the receivables are down slightly and the owners that have prepaid are up slightly. Jenkins recommended that the General Reserve be funded after the end of this fiscal year with any retained earnings there are from 2016.
- Playground, / Recreation / Pool – Dave Jenkins – No Report
- Social – Debra Martinez – Martinez was not present but asked Burch to report that the Ice Cream Social was a huge success.
- Welcoming / Love They Neighbor – Debra Martinez – Martinez was not present but asked Burch to report that letters continue to go out and about half of new owners have contacted her to claim their gift card.
- Architectural Committee (ARC)

General Manager's Report:

- CCR. Landscape – Burch reported that there would be 98 friendly reminder letters, 70 – 30-day violation letters, 12 -15 day letters and 13 fine notifications going out in July. 78 violations were closed.
- Key Fob Deactivation –Burch reported that there were no new deactivations this month.
- Fall Newsletter – Burch recommended that safety tips provided by the Alachua County Sheriff's Office be put into the next newsletter. It was also recommended that information on Halloween be included, common areas staked, off duty Deputies hired, etc.
- Fall Garage Sale – The Board agreed by consensus that the garage sale be scheduled for Saturday, October 1st.

Unfinished Business:

- Action items were reviewed and updated, attached.
- A proposal for Florida friendly landscape was presented which included removal of all juniper from the entrances. Robinson made a motion to approve the removal of all juniper at both entrances with the installation of jasmine and Loropedlum in the lower beds and an ornamental evergreen and Loriope in the raised beds to be completed as per the contractor recommendation to ensure the life of the plant. It was seconded by Lampert and approved unanimously.

New Business: N/A

- The meeting was adjourned at 7:44 PM.