

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
December 15, 2016
6:15 pm

Mentone Board of Directors meeting called to order by Director Kim Stricklan at 6:33 PM. Quorum established.

Members Present: Irving Lampert, (President), Paul Chandler (Vice – President), Jacob Robinson (Treasurer), Mary Opel (Director) and John Storey (Director). Kim Stricklan (Director)

Member Absent:

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Cliff Cutchins, Melanie & Matt DeProspero, Dave Jenkins, Catherine Kadechka & Shawn Clark, Amanda Stricklan, Ruben Orduz, Rick Whitney, Drew Bentley, Judy Buhmeyer, William Kuntz, , Sharon Gillyard, Kate & Josh Hawkins, Yvette Hurt, Janna Cervantes, Brenda Hamby, Mackenzie Peil, and Ken Peng

Consideration of Minutes: Robinson made a motion to approve the November 30, 2016 meeting minutes as written. Storey 2nd the motion and it was approved unanimously.

Resident Comments:

- Judy Buhmeyer noted that the GRU property along Archer Road is overgrown and should be maintained more often.
- Lengthy discussion took place with many owners presenting comments and suggestions and concerns on covenant enforcement, current policies and procedures and the possibility for changes to the standards and/or letters. The Board agreed by consensus that a Landscape Committee would be a great idea to work with Kelly to complete inspections and review the current standards and make suggestions to the Board for consideration. It was announced that all owners willing to serve on the Committee should email Kelly with their information. It was also suggested that a picture be included with each notice of the issue that was noticed during the inspection for clarification to the owner. The Board asked Kelly to work up pricing for the cost of taking and including pictures with each notice to present at the next Board Meeting. It was also recommended that an inspection be completed with Members of the Board to ensure that the current standards are up to date and the Board agreed.
- Ruben Orduz noted that it would be nice to have the option to pay dues online. Kelly reported that Guardian is working with a company called DuesPayment.com to set up online payments through the Guardian website. It charges the end user a processing fee which is paid directly to the third-party processor and integrates with the software Guardian uses. Robinson made a motion to set up the online credit card payment option for the community through the Guardian website. It was 2nd by Storey and approved unanimously.

Reports of Officers:

- President – Irving Lampert: No Report.
- Vice President – Paul Chandler: No Report.
- Secretary –N/A
- Treasurer – Jacob Robinson: No Report
- Board Member – John Storey: No Report.

Committee Reports:

- Financial– Dave Jenkins: Jenkins presented a year-end financial over view stating that the pool pump reserve line item was overspent with all other line items in order. Dave and Kelly will review the financials in January for recommendations to the Board on any transfer to reserve line items that may be available in 2017. Jenkins reported that there were several owners on the delinquency report with balances under \$1.00 that he would send in a check to cover. Kelly recommended that the Association write off the balance of the previous owner of Lot 0718 as it stemmed from a \$250 CCR fine and assessments that could not transfer to the new owner. The cost to pursue the balance would be significantly higher than the amount owned. Robinson made a motion to write off the balance. It was 2nd by Stricklan and approved unanimously.
- Playground, / Recreation / Pool – Dave Jenkins: Jenkins requested an update as to whether the pool heater had been “winterized” as it was last year. Kelly advised that she would check with Aquatic Maintenance for confirmation. Kelly reported that the kiddie pool has another leak and Aquatic Maintenance believes that it is in the wet tank. It will require a leak detection company to find the leak and then a pool company to make the repair. Aquatic Maintenance recommended that a splash pad be installed vs. the current kiddie pool as many children use the big pool anyway. The Board asked Kelly to obtain pricing for the cost of a splash pad such as the one at Longleaf and Depot Park. Kelly was also asked to check with the insurance company to find out if there would be any additional liability with a splash pad vs. a kiddie pool.
- Social – Debra Martinez – Martinez reported through Kelly that the Holiday decorations judging has been scheduled for Monday, December 19th at 7 p.m. Signs will be posted after winners are determined. No other events are currently scheduled.
- Welcoming / Love They Neighbor – Debra Martinez – Martinez reported that letters continue to go out as monthly reports are received.
- Architectural Committee (ARC) –

General Manager’s Report:

- CCR. Landscape – Burch reported that there would be 37 friendly reminder letters, 53 – 30-day violation letters, 2 -15 day letters, 13 fine notifications in September. 102 violations were closed.
- Key Fob Deactivation –N/A

Unfinished Business:

- Action items were reviewed and updated, updated version attached.
- Kelly reported that bid provided by Asphalt Pro that was approved at the November Board Meeting in the amount of \$1,960.00 did not include all areas as originally thought. Kelly met onsite with the contractor, reviewed the area and obtained a bid to include all areas of concrete to include root removal which increased the cost to \$3,000.00. Robinson made a motion to move forward with the project at the increased cost. It was 2nd by Storey and approved unanimously. Kelly reported that the work should be completed in January.

New Business:

- A Deputy from the Alachua County Sheriff’s Office was invited to the meeting due to the recent vehicle break ins, unfortunately, due to a vehicle accident on Archer Road, he was stuck in traffic and did not make. He did call in and let everyone know that there would be undercover Deputies in the area throughout the night. The Deputy requested that ANY suspicious activity be reported to the communications center either by dialing 911 or 352-955-1818. Additionally, it was suggested that the Association consider night watch security guards be put in place to monitor the community. Kelly was asked to obtain pricing for night watch services.

There being no further business, the meeting was adjourned at 8:19 PM.