

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
March 17, 2016
6:30pm

Mentone Board of Directors meeting called to order by Board President, Irving Lampert at 6:42 PM. Quorum established.

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

Member Absent: John Kaercher (Secretary)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Dave Jenkins and Debra Martinez

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

Resident Comments: N/A

Reports of Officers:

- President – Irving Lampert – No Report
- Vice President – Paul Chandler: Chandler requested that an email be sent out to residents informing them of the installation of the bike rack as there have been bikes chained to the street signs. Chandler also pointed out a dilapidated swing in the common area behind 7116 SW 81st Drive and asked that Management send a letter requesting that it be removed.
- Secretary – Not Present, No Report.
- Treasurer – Jacob Robinson – Robinson voiced his concern regarding an email sent to the Board which requested the Association send a violation letter to one homeowner with regard to on street parking as the Association has not enforced any violations against on street parking for some time. Management was asked to obtain an opinion from an HOA Attorney on whether the Association could enforce on street parking and how best to go about it. Robinson also reported that 7121 SW 80th Terrace has several air conditioning units stored along the side of the house. Management was asked to send the owners of the property a letter to have the items removed.

Committee Reports:

- Financial– Dave Jenkins – Jenkins reported that nothing appeared out order after a brief overview of the February financials.
- Playground, / Recreation / Pool – Dave Jenkins – The heater is working properly and the pool is warm. There are giant weeds in the rear area of the pool that need to be addressed by the landscape company and the tree trimming needs to be scheduled for mid-May to remove the seed pods from the Palms.
- Social – Debra Martinez – Martinez reported that Family Fun Day was scheduled for April 16th with the rain date of April 17th
- Welcoming / Love They Neighbor – Debra Martinez – Martinez reported that she is still sending out letters. Only one of the last three owners reached out to receive the gift card.
- Architectural Committee (ARC) – A satellite dish was installed at 7215 SW 80th Terrace on a pole in the front yard and is very visible from a neighboring driveway. Management was asked to look

into the applicable statute and provide the Board with the options that the Association has, i.e. can the owners be asked to move the dish, can they be required to plant shrubbery around it to conceal it, etc.

General Manager's Report:

- CCR. Landscape – No letters were sent out as inspections have been suspended per Board instruction. Inspections will resume in April and letters will be sent after the April inspection.
- Key Fob Deactivation – Burch reported that there were several properties over 90 days delinquent and scheduled to have their key fobs turned off. Chandler made a motion to deactivate all fobs over 90 days delinquent. Robinson 2nd the motion and it was approved unanimously.
- Financial Planning Seminar – Management presented a request from DeAnna Edwards of Thrivent Financial to schedule a seminar for the residents of Mentone at the pavilion. Lampert made a motion to allow the seminar with strict instruction that it cannot be a sales pitch and cards and sales material cannot be placed out. It was 2nd by Robinson and approved unanimously.

Unfinished Business:

- Action items were reviewed and updated, attached.

New Business:

There was no new business discussed.

- The meeting was adjourned at 8:03 PM.