

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
October 19, 2017
6:30 PM

Mentone Board of Directors meeting called to order by President Irving Lampert at 6:31 PM. Quorum established.

Members Present: Irving Lampert, (President), John Storey (Secretary) Mary Opel (Director), Mackenzie Peil (Director) and Kim Stricklan (Director)

Member Absent: Paul Chandler (Vice President),

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Judy Buhmeyer, David Jenkins, Jon & Jamie Valentine

Consideration of Minutes: Lampert made a motion to approve the September 21, 2017 meeting minutes as written. Storey seconded the motion and it was approved unanimously.

Resident Comments: Judy Buhmeyer told the Board that she was very happy that the grass along Archer road in front of the trail had been mowed and she would very much like it to continue on a regular schedule. Ms. Buhmeyer was informed that it would be mowed on the same schedule as the retention ponds, bi-monthly during the growing season and monthly during the non-growing season. Ms. Buhmeyer requested that residents with basketball goals placed in the roadways be required to put a reflective tape on them to help them avoid being hit by vehicles.

Jon & Jamie Valentine reported that the picket fence at 7204 85th Terrace is broken and requested that when it is repaired it be moved farther away from the side of the driveway.

Reports of Officers:

- President – Irving Lampert: Lampert reported that the pool contractor contacted him regarding the shrubbery that is next to the pool equipment container as it should be trimmed back. Burch reported she had been in communication with the pool contractor as well. Additionally, she reported that she communicated with the lawn maintenance company and was told that if the existing shrubbery was cut back any further it would kill the plants. Burch was given a proposal of \$250.00 to pull out the existing shrubs and install new shrubs a few feet away which would leave enough clearance for the pool company and shield the equipment from view. Burch reported that she had given approval for the work and it was to take place in approximately 10 days. Lampert also reported that he had received two estimates on repairs needed to the soccer goals. Lampert made a motion to accept the proposal provided by Rogers Welding. Peil seconded the motion and it was approved unanimously.
- Vice President – Paul Chandler: Not Present, No Report.
- Secretary – John Storey – No Report.
- Treasurer – N/A

Committee Reports:

- Financial– Dave Jenkins: Jenkins reported that the September Financials looked acceptable. Burch provided interest rates on MMA accounts for the purpose of opening a new reserve account as there is currently too much money with Ameris Bank for FDIC coverage. Stricklan made a motion to open a new MMA account with Florida Credit Union naming Tom Eaton and Irving Lampert as

the signors on the account. \$75,000.00 from the Reserve Account should be transferred to the new account based on the 1.25 APY through 12/31/17 and a new interest rate should be negotiated with the bank in January. Peil 2nd the motion and it was approved unanimously. Burch requested that the Board transfer \$91.03 from the Operating Account to the Reserve Account and allocate it to the Roof Exterior line item and transfer \$.04 from the Operating Account to the Reserve Account and allocate it to the Bathroom line item as suggested by Jenkins in the 2018 Budget Workshop. Stricklan made a motion to transfer the funds as outlined from the Operating Account to the Reserve Account. Peil 2nd the motion and it was approved unanimously.

- *Playground, / Recreation / Pool – Dave Jenkins: Jenkins reported that the re-strapping of the pool chairs was completed, the installation of landscaping at back of the pool area was completed and the pool heater has been turned on. It was reported that the pool gate was not closing properly as the latch was not catching. Burch was directed to contact Mobile Locksmith to make repairs as soon as possible. It was also noted that additional trimming along the trail was needed as there were limbs that were hanging onto the path.
- Social – Debra Martinez – Martinez was not present but sent a report with Burch that the Halloween Event was scheduled for October 21st and the Halloween Decoration judging was scheduled for Friday, October 27th. Burch reported that she has coordinated with the Sheriff's Office to have 3 Deputies in place for Halloween. Burch confirmed with Peil that she would chair a volunteer group to stake and rope off the common areas to help prevent parking on the grass on Halloween. Debra also sent information that the next event is the Community Yard Sale which is scheduled for Saturday, November 4th. She will post signs in the community and at the entrances. Burch reported that the event had been advertised in the Gainesville Sun.
- Welcoming / Love They Neighbor – Debra Martinez – Martinez was not present but sent a report with Burch that no new welcome letters were sent out for October.
- CCR/Landscape Review: Mackenzie Peil: Peil – Burch expressed concern that there was not enough participation from Committee Members as one Member had not been active since appointment and the other had not been available for any other recent inspections. Peil reported that she had been completing the inspections for the 15-day and Fine Notifications on her own. Burch suggested that additional Committee Members be appointed or the Committee be dissolved. Lampert volunteered to serve on the Committee and inspect properties. Storey made a motion to appoint Lampert to the CCR/Landscape Review Committee. Opel 2nd the Committee and it was approved unanimously.
- Architectural Committee (ARC) –

General Manager's Report:

- CCR. Landscape – There were 126 Friendly letters and 77 violation letters sent out in October. There were 46 15-day and 14 Fine Notification letters sent to the CCR/Landscape Committee to review. There were 73 violations closed.
- Key Fob Deactivation – Stricklan made a motion to deactivate all key fobs on accounts that had a balance 90 days or more past due. It was seconded by Lampert and approved unanimously.

Unfinished Business:

- The Action Items were reviewed and updated, attached.
- Burch presented a proposal for the removal of 15 dying Pecan Trees in the Pecan Grove, installation of irrigation to the remaining trees along with fertilization of the remaining trees. Lampert made a motion to approve the propels as presented. Storey 2nd the motion and it was approved unanimously.

New Business:

- Consideration of the 2018 Budget: The 2018 Proposed Budget was discussed and any questions addressed. Lampert made a motion to approve the budget as proposed. Stricklan 2nd the motion and it was approved unanimously.

There being no further business, the meeting was adjourned at 7:36 PM.