

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting

March 16, 2017

6:30 PM

Mentone Board of Directors meeting called to order by President Irving Lampert at 6:30 PM. Quorum established.

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

Member Absent: Paul Chandler (Vice President), Jacob Robinson (Treasurer)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: David Jenkins, Debra Martinez, Mackenzie Peil, Jason Reddy, John Stricklan

Consideration of Minutes: Lampert made a motion to approve the February 16, 2017 meeting minutes as written. Stricklan 2nd the motion and it was approved unanimously.

Resident Comments: N/A

Reports of Officers:

- President – Irving Lampert: Lampert reported that the PVC pipe that had been installed to keep the eastern soccer goal held down had been stolen, the western soccer goal net had been damaged and the volleyball net had been damaged. The Board agreed by consensus to install PVC pipe in the netting for the necessary stability and Jenkins volunteered to get PVC from the Repurpose Project.
- Vice President – Paul Chandler: Not Present, No Report.
- Secretary – John Storey – No Report.
- Treasurer – Jacob Robinson: Not Present, No Report.

Committee Reports:

- Financial– Dave Jenkins: Jenkins reviewed the February 2017 financials and reported that the Association overspent in the General Maintenance line item by approximately \$3,000 due to the concrete repair in front of the pool gate and approximately \$6,000 in the Trail/Common Areas line item due to mulching.
- Playground, / Recreation / Pool – Dave Jenkins: Jenkins reported that the bench at the playground has been repaired and that Jim Annis can repair the bench at the basketball court as soon as the Board approves. The Board agreed by consensus to allow Jim to repair the bench. It was noted that the light in the pool is on during daytime hours and that Jim should adjust the timer.
- Social – Debra Martinez – Martinez reported the Family Fun Day event had been scheduled for April 8, 2017 and she had provided a flyer to Burch to be emailed out to the listserve. She noted that yard sale scheduled for 4/1/17 would be advertised in the Gainesville Sun and she would post signs at the entrances the weekend of the sale and throughout the community a few days prior. She would also post something on Facebook as a reminder to residents.
- Welcoming / Love They Neighbor – Debra Martinez – Martinez reported that there were no new sales in the community for January and February. Only one-third of new owners reach out to her for the gift cards.
- Architectural Committee (ARC) –

General Manager's Report:

- CCR. Landscape – Burch reported that there would be 55 friendly reminder letters, 31 – 30-day violation letters to be sent out. 14 -15 day letters would be sent to the CCR Review Committee to look at in March. Burch also reported that 14 properties were sent to the CCR Review Committee to look at in February and the Committee agreed that all but one should receive certified letters as the one had completed the work to the property.
- Homeowner Letter – Several Board Members received a letter from a property owner that was upset with the CCR letters that he had received. The Board agreed that the policies currently in place had been discussed based on homeowner and resident concerns voiced at recent meetings. Lampert made a motion that the Board draft a letter to the property owner in response to his concerns. Stricklan 2nd the motion and it was approved unanimously.
- Key Fob Deactivation – Burch reported that there were no new key fob deactivations for the month of February.

Unfinished Business:

- The Action Items were reviewed and updated, attached.

New Business: N/A

There being no further business, the meeting was adjourned at 7:26 PM.