

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting

April 20, 2017

6:30 PM

Mentone Board of Directors meeting called to order by President Irving Lampert at 6:35 PM. Quorum established.

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

Member Absent: Paul Chandler (Vice President), Kim Stricklan (Director)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: David Jenkins, Debra Martinez, Mackenzie Peil,

Consideration of Minutes: Robinson made a motion to approve the March 16, 2017 meeting minutes as written. Lampert 2<sup>nd</sup> the motion and it was approved unanimously.

Resident Comments: Jenkins asked Jeremy to pay closer attention to the weeds coming up through the hedges in the southeast corner of the pool area as those hedges had to be pulled out previously due to the weeds. Jenkins suggested a chemical compound called Imazaquan with a brand name of Image and suggested that Gainesville Pest spray the pool area for the weeds. He also complimented Jeremy on the overall look of the community and the design of the landscape and how well it has held up in the drought that the State is currently in.

An owner asked the Board if sending letters to owners requesting that driveways be pressure washed was necessary with the current drought and asked the Board to consider not sending such letters during the current conditions. Jenkins stated that the community must maintain standards and alternatives to pressure washing were available if water consumption was an issue, elbow grease being his example. It was requested that alternatives be posted on the website or FB page as helpful tips for owners to easily find.

Reports of Officers:

- President – Irving Lampert: Lampert requested Jeremy's opinion on the soccer goal net and whether a piece of PVC pipe should be installed. Jeremy suggested have a piece of steel welded to the structure. Burch was asked to get pricing from Rogers Welding and Boone Welding.
- Vice President – Paul Chandler: Not Present, No Report.
- Secretary – John Storey – No Report.
- Treasurer – Jacob Robinson: Robinson reported that he would resign from the Board after the adjournment of the meeting due to time restrictions.

Committee Reports:

- Financial– Dave Jenkins: Jenkins reported that the operating status of the Association looked good.
- Playground, / Recreation / Pool – Dave Jenkins: Jenkins reported that umbrella by the kiddie pool needed to be replaced and the bench by the basketball court had been repaired. Burch reported that the interior door trim of the women's restroom was damaged. It was noted that new trash cans and lids were needed for the pavilion area.
- Social – Debra Martinez – Martinez reported the Family Fun Day event was a success and that the weather was perfect. The Committee recruited two new members and are working towards the Ice Cream Social which is scheduled for 8/12/17.

- Welcoming / Love They Neighbor – Debra Martinez – Martinez reported that one new letter was mailed and she hadn't heard from them to receive the gift card.
- CCR/Landscape Review: Mackenzie Peil: Properties were not sent for review by the Committee in March, no certified letters were sent to owners. As Robinson reported that he would resign from the Board immediately after the meeting another Board Member was needed to sit on the Committee. Lampert volunteered and was appointed by consensus.
- Architectural Committee (ARC) –

#### General Manager's Report:

- CCR. Landscape – Burch reported that there would be 61 friendly reminder letters, 154 – 30-day violation letters to be sent out. 36 -15 day letters would be sent to the CCR Review Committee to look at in April.
- Waiver of Interest: Burch reported that the owner of Lot 0144 requested the waiver of \$1.77 in interest charged to the account. The Board agreed by consensus that they would uphold their previous decisions to not waive interest on late payments. There were a few owners at the meeting that donated funds to clear the interest balances on several accounts on the delinquency report.
- Key Fob Deactivation – Burch reported that there were no new key fob deactivations for the month of March with the payment of interest provided by the owners as noted above.

#### Unfinished Business:

- The Action Items were reviewed and updated, attached.
  - Brick wall repair: Robinson made a motion to approve the proposal submitted by Allan Spear Construction with a more specific scope of work. Storey 2<sup>nd</sup> the motion and it was approved unanimously.

New Business: Jeremy with J.M. & Associates (owner of lawn maintenance company for Association) was present to discuss several open items.

- Pecan Grove: There are several Pecan Trees that have died and many that need fertilization. The Board met with Jeremy onsite to discuss the options. Robinson made a motion to obtain a proposal to remove the dead Pecan Trees, put in irrigation to water the remaining trees and fertilize them to ensure that they remain healthy. Lampert 2<sup>nd</sup> the motion and it was approved unanimously.
- Crepe Myrtle Replacement in Pecan Park: Jeremy estimated that 5 Crepe Myrtles would need to be replaced and several others were declining due to overgrowth of shrubs from homeowner property. Burch reported that she would notify owners of the need to water in new Crepe Myrtles and the need to cut back existing shrubs for the health of the existing Crepe Myrtles.
- Mowing of GRU property along Archer Road: Jeremy provided a one-time cost of \$150.00 to mow the GRU property if done now when the grass is dead. He also provided a cost of \$1,500.00/ year to add the mowing of the area to the contract to be mowed in conjunction with the retention ponds. Robinson made a motion to have the area mowed one time now and evaluate the situation on an as needed basis. Storey 2<sup>nd</sup> the motion and it was approved unanimously.

There being no further business, the meeting was adjourned at 7:50 PM.