

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting

June 15, 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 (Secretary) Kim Stricklan (Director)

Member Absent: Paul Chandler (Vice President)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Holly Dabney, David Jenkins, Pamela Kithorski, Debra Martinez & Mackenzie Peil,

Consideration of Minutes: Lampert made a motion to approve the May 18, 2017 meeting minutes as amended. Stricklan 2<sup>nd</sup> the motion and it was approved unanimously.

Resident Comments: Dave Jenkins provided the Board with an overview of the Facebook posts that transpired on the Mentone Facebook page on June 7<sup>th</sup> regarding events at the pool that ultimately became hostile and antagonistic and resulted in the removal of three members from the Mentone Facebook group. Holly Dabney spoke to the Board regarding her involvement and her position on the issue and the group and requested re-instatement to the page. The Board stated that she would have to send the management company written notification that she understood the rules of the Facebook group and that she would abide by them in the future. Lampert made a motion to allow Dabney to be added into the Facebook group contingent upon receipt of the written notification from her by the management company. Opel 2<sup>nd</sup> the motion and it was approved unanimously.

Pam Kithorski requested information on why the pool was closed and asked if it had anything to do with the events of the late-night activities that had been posted on the Facebook page. Burch reported that it had been closed due to fecal contamination and was not aware of the two incidents being tied together. Pam also requested that security cameras be installed as vandalism occasionally occurs and non-residents use the pool, additionally there are resident's that don't follow the pool rules.

Reports of Officers:

- President – Irving Lampert: No Report
- Vice President – Paul Chandler: Not Present, No Report.
- Secretary –John Storey – No Report.
- Treasurer – N/A

Committee Reports:

- Financial– Dave Jenkins: Jenkins reported that he had looked through the figures through April and the general maintenance line item is chronically overspent and he would advise the Board to consider budgeting an additional \$6k in general maintenance looking forward. He also stated that the trail/common area line item was overspent, however, the expenses were frontloaded and it appeared that the line item would be on point with the budget at the end of the year.
- Playground, / Recreation / Pool – Dave Jenkins: Jenkins reported that additional umbrellas were needed for the pool area. Burch reported that one had already been ordered and should arrive within about a week. It was decided that one additional umbrella should be ordered. Jenkins stated that there were still weeds in the mulched areas of the pool area. Burch provided the Board

with a proposal from Gainesville Pest Control for Chemical Weed Control around the pool area for \$80.00 per application to be completed three times per year. Lampert made a motion to accept the proposal from Gainesville Pest Control with continued manual weed control from the lawn crew. Storey 2<sup>nd</sup> the motion and was approved unanimously

- Social – Debra Martinez – Martinez reported that the Ice Cream Social was scheduled for August.
- Welcoming / Love They Neighbor – Debra Martinez – Martinez reported that letters continue to go out as Burch send the new owner report each month.
- CCR/Landscape Review: Mackenzie Peil: Peil - No Report.
- Architectural Committee (ARC) –

#### General Manager's Report:

- CCR. Landscape – Burch reported that there would be 104 friendly reminder letters, 35 – 30-day violation letters to be sent out. 39 -15-day letters and 8 Fine Notifications would be sent to the CCR Review Committee to look at in June. Additionally, Burch requested clarification from the Committee on 10 properties that the Committee recommended not to send a certified letter to in April as to how to proceed with Covenant Enforcement. 74 violations were closed.
- Key Fob Deactivation – Burch reported that there were no new deactivations for the month.

#### Unfinished Business:

- The Action Items were reviewed and updated, attached.

New Business: N/A

Due to inclement weather, the meeting was adjourned at 7:10 PM.