

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
August 17, 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), Paul Chandler (Vice President), John Storey (Secretary) Mary Opel (Director), Mackenzie Peil and Kim Stricklan (Director)

Member Absent:

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: David Jenkins, Dennis Kristof, Ron Larson & Ian Nelson

Consideration of Minutes: Reading of the minutes of the July 20, 2017 meeting were tabled.

Resident Comments:

- Ron Larson presented his opinion to the Board that the pool temperature is too warm for swimming and suggested that it could be harmful for swimmers. He requested that an aerator be explored for installation in the pool to help cool the water. Additionally, he requested that the pool company investigate a thermometer that digitally records the temperature.
- Dennis Kristof challenged the Association's inspection policies for covenant enforcement as he has received multiple letters the need to pressure wash his driveway. Lampert volunteered to meet with Mr. Kristof at his property to review the condition of his driveway the following week.

Reports of Officers:

- President – Irving Lampert: No Report
- Vice President – Paul Chandler: No Report.
- Secretary – John Storey – No Report.
- Treasurer – N/A

Committee Reports:

- Financial– Dave Jenkins: Jenkins reported that the General Maintenance Fund is overspent but not alarmingly so. Burch notified the Board that the funds in Ameris Bank have reached the level that they are no longer protected by FDIC and funds will need to be moved or entered into the CDARS program with Ameris to remain protected. Jenkins stated that he would consider the CDARS program and make a recommendation to the Board at the next meeting.
- Playground, / Recreation / Pool – Dave Jenkins: Jenkins reported that the chairs in the pool area have not been re-strapped and many are severely damaged. Burch was asked to have them stacked in the pavilion until they could be picked up. Jeremy with J.M & Associates was present to discuss the weeds in the pool area between the shower and the kiddie pool. He volunteered to remove the hedges and re-install plants after a few weeks of weed killer was applied at no cost to the Association. Storey made a motion to allow Jeremy to proceed as he recommended. It was 2nd by Stricklan and approved unanimously. Opel asked about the Sago by the tennis court as it seemed to be in decline and Jeremy recommended removing it. Stricklan made a motion to remove the Sago. Storey 2nd the motion and it was approved unanimously.
- Social – Debra Martinez – Martinez was not present but sent a report with Burch that the Ice Cream Social was successful.

- Welcoming / Love They Neighbor – Debra Martinez – Martinez was not present but sent a report with Burch that new welcome packages were sent out.
- CCR/Landscape Review: Mackenzie Peil: Peil – Peil reported that she does not feel that sending owner complaints to her to decide on is a sound policy as she does not always have up to date information regarding what has taken place, i.e. what notices have been sent out previously, etc. Burch let her know that she can provide as much information as is available and will answer any questions that she can.
- Architectural Committee (ARC) –

General Manager's Report:

- CCR. Landscape – Burch reported that there would be 113 friendly reminder letters, 49 – 30-day violation letters to be sent out. 33 -15-day letters and 15 Fine Notifications would be sent to the CCR Review Committee to look at in July. 89 violations were closed. The CCR/Landscape Committee approved 27 – 15- day letters and 16 fine notification from the list that was sent to them in June.
- Key Fob Deactivation – There were no new deactivations.

Unfinished Business:

- The Action Items were reviewed and updated, attached.

New Business:

- The Spring Yard Sale was scheduled for 11/4/17 from 8:00 AM to Noon.

There being no further business, the meeting was adjourned at 7:43 PM.