

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
October 18, 2018
6:30 PM

Mentone Board of Directors meeting was called to order by Secretary Mackenzie Peil at 6:34 PM. Quorum was established.

Members Present: Mackenzie Peil (Secretary), Courtney Chronley (Director), Erin McCombie (Director) & Mary Opel (Director)

Member Absent: Irving Lampert (President), John Storey (Treasurer)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Homeowners signed in

Consideration of Minutes: Peil made a motion to approve the September 18, 2018 meeting minutes as written. McCombie seconded the motion and it was approved unanimously.

Resident Comments: N/A

Reports of Officers:

- President: Irving Lampert – Not Present, No Report
- Vice President: N/A
- Secretary: Mackenzie Peil – No Report
- Treasurer: - John Storey – Not Present, No Report

Committee Reports:

- Financial– Dave Jenkins: September Report – Jenkins reported that the September financials were in order, however, Association legal fees continued to be high as the Association continued to seek legal counsel on the violations that existed with 7122 SW 84th Way.
- Playground/Recreational/Pool: Dave Jenkins – Andy Williams reported that the swings were very high, additional mulch was needed under the swings. Additionally, one of the baby swings was broken. Dennis Kristof reported that the tennis court net should have a tension strip to help keep the net tight. Dave reported that the shower in the kiddie pool area was still capped off, the valve needed to be replaced. Burch reported that the tennis court wind screen was to be replaced by the end of the day on October 19th.
- Social: Debra Martinez - Not Present, however, Burch reported that the Halloween Festival was scheduled for Saturday, October 20th. Peil reported that she was still looking for volunteers to help stake the common areas and entrances for Halloween. The Fall Yard Sale was scheduled for Saturday, November 10, 2018.
- Welcoming/Love thy Neighbor: Debra Martinez
- CCR/Landscape Review: Mackenzie reported that 25 properties were deleted from the Fine Notice and Fine Imposition Spreadsheet from the last inspection. Erin and James McCombie volunteered to join the CCR/Landscape Committee, the Board agreed by consensus to appoint them to the Committee.

General Manager's Report:

CCR. Landscape – Burch reported that for the month of October 33 Friendly Reminder letters and 29 Violations were sent. 61 violations were closed. There were 18 properties total added to the CCR/Landscape Committee's spreadsheet to review.

Mr. Kristof stated that the standard stated in the governing documents is ambiguous and requested clarification and additional standards be created and publicized. Additionally, he requested that the Fine Procedure be publicized so that all owners are aware of the procedures.

- Request for Waiver of Fines
 - 7127 SW 86th Terrace: Peil made a motion to approve the request to waive the fines. It was 2nd by McCombie and approved unanimously.
 - 6707 SW 81st Terrace: Peil made a motion to approve the request to waive the fines. It was 2nd by Chronley and approved unanimously.
 - 8425 SW 66th Lane: The Board agreed by consensus to table the request as the pictures provided by the owner did not show a clear angle of the property and whether the violation had been remedied.
 - 8040 SW 70th Place: McCombie made a motion to approve the request to waive the fines. It was 2nd by Chronley and approved unanimously.
 - 6845 SW 81st Street: Chronley made a motion to approve the request to waive the fines. It was 2nd by Peil and approved unanimously.
- Key Fob Deactivation – Peil made a motion to deactivate all key fobs for properties with a balance over 90 days delinquent. Chronley 2nd the motion and it was approved unanimously.
 - The owner of 7003 SW 85th Terrace was present to discuss the status of his account with the Board and requested the waiver of attorney fees. Management was asked to reach out to the attorney and request a copy of the return receipt signature card to see if the letters from the attorney were signed for prior to deciding on the matter. Chronley made a motion to table the matter until the information from the attorney was received. It was 2nd by McCombie and approved unanimously.

Unfinished Business:

- The Action Items were reviewed and updated, attached.
- Entrance Landscaping: The Board agreed by consensus to have boxes made to secure the irrigation boxes to ensure that they cannot be turned off or have times changed by anyone other than the landscape contractor. The Board agreed by consensus that as soon as the irrigation boxes were secured, additional Jasmine should be installed to fill in the bare areas. Peil reported that lower flowers in the top planter beds were necessary to help the lighting on the sign. The Board agreed by consensus to have the plants cut back ASAP reach out to IFAS to find out if there were any colorful options that could be installed in that area.
- Management Proposals: Peil and Jenkins reported that no action has been taken on this item and it could be removed from the agenda.

New Business:

- Pavilion Re-Roofing Proposals: Burch presented proposals to re-roof the pool pavilion. Chronley made a motion to proceed with Whittles Roofing contingent on a price reduction to \$5,500.00 with flexibility on scheduling. McCombie 2nd the proposal and it was approved unanimously.
- Security Cameras: Management reported that a homeowner requested security cameras be installed in the community. The Board directed management to obtain pricing for cameras which covered the pool, pavilion and playground area.
- 2019 Budget: The 2019 Proposed Budget was discussed at length with several line items changed. Chronley made a motion to approve the 2019 Budget as amended. It was 2nd by McCombie and approved unanimously.

Resident Comments: N/A

There being no further business, the meeting was adjourned at 9:01 PM.