

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
August 30, 2018
6:30 PM

Mentone Board of Directors meeting was called to order by President Irving Lampert at 6:31 PM. Quorum was established.

Members Present: Irving Lampert (President), Mackenzie Peil (Secretary), John Storey (Treasurer) & Mary Opel (Director)

Member Absent: N/A

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Homeowners signed in

Consideration of Minutes: Lampert made a motion to approve the August 16, 2018 meeting minutes as written. McKenzie seconded the motion and it was approved unanimously.

Resident Comments: Burch stated that resident comments had been reserved for the end of the meeting to allow business to be conducted and at the end of points of discussion prior to any Board votes, however, all comments and discussion must remain civil and constructive and each owner would be limited to three (3) minutes.

Committee Reports:

- Financial- Dave Jenkins: July Report – Jenkins reported that the financials for July looked good with a variance of approximately \$13K “to the good”. He noted that there was a spike in the line item for Legal Fees – Association but also noted that it was mostly due to the legal issues surrounding one particular property. Jenkins also reported that looking forward to the upcoming year and for budgeting purposes, the pool heater was moving toward the end of its useful life and would likely be replaced in 2019. As of July 31st, there was \$9,552.13 in the Pool Heater Reserve line item. Kim Stricklan would be meeting with representatives for new heaters and making a recommendation to the Board.
- CCR/Landscape Review: Mackenzie reported that the last letter she received did not come with a picture of the property
- Architectural Committee (ARC) –

General Manager’s Report:

CCR. Landscape – Burch reported that for the month of August 113 Friendly Reminder letters and 68 Violations were sent. 115 violations were closed. There were 32 properties added to the CCR/Landscape Committee’s spreadsheet to review and 13 fines were imposed.

- Request for Waiver of Fines
 - 8238 SW 72nd Place: Lampert made a motion to waive the fine as requested. It was 2nd by Peil and approved unanimously.
 - 7003 SW 85th Terrace: Storey made a motion to waive the fine as requested. It was 2nd by Peil and approved unanimously.
 - 8523 SW 66th Lane: Storey made a motion to waive the fine as requested. It was 2nd by Peil and approved unanimously.

- 7108 SW 80th Terrace: Peil made a motion to waive the fine as requested. It was 2nd by Storey and approved unanimously.
- 8503 SW 66th Lane: Storey made a motion to waive the fine as requested. It was 2nd by Peil and approved unanimously.

Burch requested clarification from the Board on how to proceed with letters to owners regarding weeds in the grass as it was noted during conversation that the CCR/Landscape Committee did not move forward with any violation for weeds in the grass. Lampert made a motion that the Association not send any letter for weeds in the grass unless the yard is full of weeds until further notice. 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. Lampert 2nd the motion and it was approved unanimously.

Unfinished Business:

- The Action Items were reviewed and updated, attached.

New Business:

- Management Proposals – David Jenkins and Mackenzie Peil reported that they had 4 to 5 proposals from management companies to review. Jenkins stated that it had been 5 years since management services had been bid out and they felt that it was a good idea to find out what services were available and at what cost.
- Landscape Issues – Peil stated that after a review of the contract she does not believe that the Association is under contract with the current vendor. She asked Burch to discuss a couple of issues with the landscape contract, 1) the sidewalks do not get blown off at the retention areas when they are cut and 2) the blade deck is uneven leaving the areas cut in the retention pond looking unkempt. Drew Bentley suggested that the jasmine at the entrances be pulled up and the area be sodded. Sandra Seng suggested that the raised bed have flowers and plants with color. Lampert made a motion to reconsider the suggestions at the October meeting. Not having a 2nd, the motion died. Lampert made a motion to consider alternative possibilities to the jasmine at the September meeting. Mike Ruby stated that he believed the work should be done prior to the next meeting as the Association should be held to the same standards that the homeowners are held to. Peil 2nd the notice and it was approved unanimously.
- Entrance Sign Lighting – Burch presented a proposal for the removal of the light on the brickwork at each entrance sign and installation of two (2) new lights in the bed which will shine on the signs. The Board requested pictures of the light. Drew Bentley stated that he would send in a quote for the work as well.

Resident Comments:

- Courtney Chronley presented to the Board and owners why he would like to be on the Board, direct management to spend less time with fines and covenant enforcement and more time managing the community.
- Yanitza Diaz reported that she did not get a key fob delivered to her as she was supposed to have from GAM and that there were broken pickets in the pavilion that she reported in July. Burch reported that the pickets had been repaired previously, however, Diaz noted that only two of them were repaired and two remained broken.
- David Bessellieu stated that he doesn't feel as though the Association is held to the same standard as the homeowners although the Association sends out covenant enforcement letters to the owners as well as implement fines. He stated that during the time that he lived in the community the conditions of the common properties have deteriorated, such as the landscaping at the entrances, the calcium buildup on the brickwork, the chain on the tennis courts, the fascia on the pool pavilion and mold on the garbage can at the basketball court. He noted that he would like to

see the Association held accountable just as homeowners are expected to be held accountable. He also stated that he felt that the covenant enforcement letters from the Association were petty and that the pictures taken of the properties sent with the letters were creepy.

- Sandra Seng reported that she received information from that there was an 80% increase sex trafficking in Gainesville. She wanted to inform the community as it was a safety issue and there were many children in the community and she asked that everyone keep an eye out on each other's children.
- David Miller suggested that all covenant enforcement be suspended until the front entrance landscape be addressed and resolved.
- Mike Ruby requested an update on the group home. Lampert reported that a meeting with the Association attorney was scheduled for September 6th to discuss the issue further. Mike also stated that he did not believe that the Association should wait until the meeting to work on a plan for the entrance landscape. Burch explained that she will contact the landscape contractor and request a proposal and designs for alternatives to the jasmine so that the Board can make a decision at the next meeting.
- Reed Olin inquired about what would be necessary for a handicap lift to be installed at the pool for those owners that were in wheelchairs. Burch reported that she would get the information and report back to the Board.
- Mike Leroy stated that the Board is allowed nine (9) members per the governing documents and functioning with only four (4) puts a strain on the Board and management. He suggested that Committees be formed to take some of the workload from the Board and management
- Jamie Valentine thanked the Board for their time and all that they do for the community. She stated that technology was the best way to communicate with owners. She requested that agendas and minutes be made available on the Facebook page and that the friendly reminder covenant enforcement letters be emailed to those owners that have an email address on file. Additionally, she recommended that the Board tap into all available resources and accept volunteers to the Board of Directors and Committees.
- Dave Jenkins stated that based on the July financials there had been \$3,000 in fines for the year vs. a \$209K budget. There was also approximately \$30k in accounts receivable so the Association was not fining excessively or using the fining process as a means of revenue. Dave and Drew Bentley debated the issue what constituted revenue for a short time.

There being no further business, the meeting was adjourned at 8:36 PM.