

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
January 3, 2019
6:30 PM

Mentone Board of Directors meeting was called to order by President Irving Lampert at 6:30 PM. Quorum was established.

Members Present: Irving Lampert (President), Mackenzie Peil (Secretary), Erin McCombie (Director) & Mary Opel (Director)

Member Absent: John Storey (Treasurer), Courtney Chronley (Director)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Homeowners present were David Jenkins and Olin Reed

Consideration of Minutes: Lampert made a motion to approve the November 15, 2018 meeting minutes as written. Peil seconded the motion and it was approved unanimously.

Resident Comments: N/A

Reports of Officers:

- President: Irving Lampert – No Report
- Vice President: N/A
- Secretary: Mackenzie Peil – No Report
- Treasurer: - John Storey – No Report

Committee Reports:

- Financial– Dave Jenkins: October Report – Jenkins reported that the November financials were in order and the Association continued to be 10% over budget mostly due to Association legal fees.
- Playground/Recreational/Pool: Dave Jenkins – Jenkins directed management to schedule the annual maintenance of the heater for the end of February or the beginning of March to ensure that the heater was operational for the beginning of the swimming season.
- Social: Debra Martinez - Not Present, No Report.
- Welcoming/Love thy Neighbor: Debra Martinez – Not Present, No Report
- CCR/Landscape Review: Burch asked the Committee what “No” meant on the spreadsheet. McCombie reported that it meant that the Committee did not believe a violation existed and the item should be closed out. It was requested that Burch send the monthly inspection report to the Committee to review after the inspections and the spreadsheet is updated.

General Manager’s Report:

CCR. Landscape – Burch reported that for the month of December 115 Friendly Reminder letters and 28 Violations were sent. 45 violations were closed. There were 22 properties total added to the CCR/Landscape Committee’s spreadsheet to review.

- Request for Waiver of Fines
 - 6626 SW 81st Terrace: The Board agreed by consensus not to waive the fine imposed on the account.
- Key Fob Deactivation – There were no new delinquencies for the month.

Unfinished Business:

- The Action Items were reviewed and updated, attached.
 - Lampert made a motion to have Gainesville Neon complete the repairs to the Pecan Park sign and have it re-installed ASAP and return the sign for the western entrance so that additional companies can prepare estimates for the repairs. Opel 2nd the motion and it was approved unanimously.
- Entrance Landscaping: Burch reported that the irrigation boxes and locks had been installed along with the additional Jasmine at the entrances. Burch was asked to have J.M. & Associates to have bids prepared for the irrigation work at the entrances.

New Business:

- Security Camera Proposals: Burch reported that only 2 of 3 proposals had come in.
- Lawn Maintenance Proposals: Burch provided lawn maintenance proposals in the meeting packet. Lampert made a motion to accept the proposal from J.M. & Associates. It was 2nd by McCombie and approved unanimously.
- Appointment of Nominating Committee: The Board agreed by censuses to appoint Erin & James McCombie, Mackenzie Peil and James Reddy to the Nominating Committee.
- McCombie raised an issue of communication and stated that she was frustrated with the lack of communication and the length of time with which it took to obtain responses from Board Members and management on issues. Lampert stated that he did not handle Board business via email and Burch stated that she would do a better job with response times.

Resident Comments: N/A

There being no further business, the meeting was adjourned at 7:57 PM.