

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes  
October 18, 2007

With a quorum present, the October meeting of the Mentone Board of Directors was called to order at 6:11pm by Stephanie Kolb, President, in the Recreation Pavilion.

Directors Present: Bimstein, Castellani, Cusumano, Fraser, Kolb, Pepine, Williams

Directors Absent: none (Martin resigned her Officer/Director position via email notification to the other Directors/Officers) Secretary position was thus vacated and a volunteer was called for. Todd Fraser volunteered to be "Mr." Secretary.

Florida Community Management Staff Present: Sermons, Rodgers – Misty Sermons introduced the newest member to our Management Team – Ericka Rodgers.

Consideration of Minutes: No quorum, no official meeting in September

Pat Assemany CCR Report: Assemany was absent, so Sermons delivered the CCR reports. General consensus is that CCR report is improving. Castellani did a walk around and feels that report is not consistent. He wants to confer with Assemany to talk about reporting. Castellani to arrange when returns from vacation

Reports of Officers:

President – Kolb asked to be sure the proper paperwork has been processed for the home on SW 66<sup>th</sup> Lane. Sermons said she was pretty sure it was but would check to be sure.

Treasurer – Cusumano said the budget is improving with the new assessments. Payments have become more current since Florida Community Management has taken over Property Management.

Secretary – Fraser just assumed duties so nothing to report.

Committee Reports:

- A. Lawn & Landscape: Definite improvements overall. 2<sup>nd</sup> Entrance had only half of the lights working. Frank said this was taken care of. Castellani said the lights were actually broken. (tabled for next meeting) Castellani brought up the lack of care for vegetation behind the brick wall in the front of Mentone. 2<sup>nd</sup> entrance appearance is nicer looking than the 1<sup>st</sup>. Needs to be consistent and scheduled. Jamerson to provide a plan, schedule for landscape maintenance issues – Sermon to handle.
- B. Budget: Passed – improved collections of past due association payments.
- C. Pool – New pump installed, broken step fixed. Pool was closed and residents unhappy, but the closing was unavoidable with the broken pump. Pump was fixed in 10 days – parts had to be ordered etc, signs on pool were updated with progress. Good Job Frank! Heater still needs to be fixed. Decision to fix heater was made and Sermons to coordinate with Frank to have repaired. Complaint was filed that swimming in the pool caused a child to have diarrhea. Health Inspector came out and tested pool and pool was fine.
- D. Playground – Sermons to give Kolb a book with playground options / ideas.

General Manager's Report: Sermons informed the board that Jamerson is to replace two plants at the Hertzell home. Jamerson has installed rain gauges at the entrances and will monitor the sprinklers. A large tree branch that fell at the soccer field was removed. Frank has received his credit card with the proper limitation for it. On 10/11/2007 \$800.00 was moved back from operating

expenses to the reserve fund (paid back from paying insurance). An abandoned scooter was picked up by the sheriff's department.

Old Business:

- A. Where to move crape myrtles at the pool. The trees will be moved and replaced with non-flowering "drooping plants. Sermons to follow up with Jamerson to decide when and where and what kind of plants to replace them with.

New Business:

- A. Sign Placement - @ \$1000.00. Price to create another Pool Rules sign and have put up. Tabled for now.
- B. Box placement – Ralph Porter to get bid. Comment box for pool area
- C. Web site up! <http://mentone.go.to>
- D. School rezoning. Possible rezoning of Mentone from Wiles Elementary to Archer Elementary. General consensus is this is really a bad thing and we must try to stop it. Resident Dan Tadrowski addressed his concerns and findings. School district is looking to reduce class sizes and an initial workshop is planned for October 30<sup>th</sup>. Form a committee to stop this Tadrowski volunteered to Co-Chair and Kolb will contact the group she is working with to try and coordinate and get a chair of the committee. A mass email to our representative expressing our concerns is a possibility. Tadrowski to find out who that is for sure and report back. Pepine to contact people she knows regarding the Talbot rezoning. Should get the developers of Longleaf, Brytan and the Grand Preserve at Kanapaha involved – Sermons to look into getting contact info for them.
- E. Resident David Jenkins shared his concerns via email regarding expenditures, the pool, etc. 1<sup>st</sup> Mr. Jenkins applauded the Board's work recently – especially with the pool pump replacement and only having the pool down for 10 days. Communication on the budget and financials was not good and was surprised that the increase occurred for the last quarter of 2007. The 2006-2007 budget showed that the Homeowners Association had reserves so why the immediate increase. The 2006-2007 budget was just that a budget. It was not the actual expenditures or income – the HOA did not have any reserves due to the poor management of the previous company who just left us in the lurch. The increase was needed to cover the HOA expenses remaining in 2007 as was as for the expenses in 2007-2008. Communication for the community should improve a lot now with the website. Fraser to work with Sermons to post the HOA financials. We will also post the monthly meeting minutes and upcoming events there too.
- F. Castellani brought up the roundabouts and having pavers put in to make them look nicer. He is going to ask to see if Geico can fund.
- G. Board Officers elections coming in January.

Meeting was adjourned at 7:34pm

Approved by BOD on November 11, 2007