

# Mentone Cluster Development Owners Association, INC.

Board of Directors Meeting Minutes  
June 21, 2007

With a quorum present, the June meeting of the Mentone Board of Directors was called to order at 6:10 by Stephanie Kolb, President, in the Recreation Pavilion.

Directors Present: Kolb, Castellani, Boyett, Martin, and Cusumano

Directors Absent: Bimstein, Pepine, and Williams

Florida Community Management Staff Present: Misty Sermons, Weston Baur

## Minutes:

*A motion was made by Director Kolb, seconded by Cusumano that the Minutes from May 22, 2007 be approved as presented. The motion carried.*

## Resident Issues:

- Resident (Martinez) complained that her son in law left messages for FCM, but they never received a return call concerning their neighbor's yard.
- Resident complained about dog poop in her yard. The board decided to add a section to our upcoming newsletter to remind dog owners of common courtesy.
- Residents were concerned about many poor lawns in the neighborhood. They were asked to stay to hear the lawn/covenants committee report.

## Officers' Reports:

- President Kolb announced that our neighborhood has seen many positive changes under FCM such as new mulch on trails, dead trees removed, pool/pavilion renovated, and Pecan Park fencing painted.
- Frank Pacella received his credit card for pool purchases and is on a regular pay cycle.

## Committee's Reports:

Lawn/CCR:

- Reviewed Mentone Homeowners Association Covenants Enforcement Procedures created by Cusumano and Castellani. This helped to answer resident issues from earlier in the meeting.
- The board of directors will further review packet on their own time and discuss at next meeting. Cusumano asked board members to comment and send e-mails to her about the Mentone Homeowners Association Covenants Enforcement Procedures within one week.
- Castellani created a newsletter for lawns, "*What to do every month for your St. Augustine Lawn.*" This will be attached to the first violation letter.
- Castellani motions to table CCR procedures for all BOD to review before it goes into enforcement. Also, he would like FCM to get legal documents from attorney addressing when we can implement fines.

## Budget Committee:

- Budget committee is currently reviewing/updating new budget to make sure we have enough to cover finances.
- Florida statutes say that you can only increase dues 15% per year.

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## Pool/Playground Committee:

Pool is closed through Sunday June 24<sup>th</sup> for repairs.

## Manager's Report:

- Baur is asking the board to sign the contract this month, however, he has decided to give the board one more month to sign.
- Cusumano would like the board to have more time to review the contract. She is also asking that Misty Sermons our CAM be the person to consistently do our drivebys. Baur is unsure if he can accommodate that request.
- Baur has hired outside person to work on TOPS program, but he cannot come out until July 19<sup>th</sup>.

## New Business:

- There will be a budget workshop to work on the budget before we bring it to the homeowners. Kolb will e-mail date and time for meeting.
- Boyett motions to accept Todd Fraser as a Board Member. Ken seconds. The motion carried unanimously.
- Castellani makes a motion to send a certified letter to Director Williams asking her to formally resign if she is unable to be on the board. Cusumano seconds the motion. The motion was passed unanimously.

Next Board Meeting: The next board of directors meeting is scheduled for July 19, 2007 at 6:00p.m.

## Adjournment:

There being no other business to come before the meeting, **the motion was made by Director Boyett that the meeting be adjourned. It was seconded by Director Fraser. The motion carried. The meeting was adjourned at 7:36 p.m.**

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Stephanie Kolb, PRESIDENT

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Attest: Kristal Boyett SECRETARY

*On July 19, 2007 a motion was made by Director Fraser and seconded by Director Boyett that the minutes from June 21, 2007 be approved as presented. The motion carried.*