

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Annual Meeting Minutes

February 18, 2010

With a quorum of Directors present, the Annual Meeting of the Mentone Homeowners Association was called to order at 6:43 pm by President Angela Lounds-Singleton in the Mentone Recreation Pavilion.

Directors Present: Angela Lounds-Singleton (President), Dave Jenkins (Vice President), Alan Tilly (Secretary)

Directors Absent: Karen Ledee (Treasurer)

Florida Community Management Staff Present: Kelly Burch and Heather Racioppi

Proof of Notice or waiver of meeting notice: Proof was supplied by Burch that the meeting notices had been mailed to each resident of record in Mentone at the appropriate time.

Residents attending the meeting had signed in – 9 total. Eight proxies had been received for a total of 17 residences represented. One hundred three (103) attendees or proxies in total are required to establish a quorum. The quorum was not established therefore no election was possible. Current Board to stand in the current capacities stated above.

Consideration of Minutes: February 9, 2009 annual meeting minutes unable to be accepted without a quorum. No action to be taken.

Burch explained that since no quorum could be established we could not conduct business. Lounds-Singleton explained to all that the Board is looking for input from anyone at anytime. Jenkins added that we could conduct business at the Board of Directors meeting to take place immediately after the annual meeting.

Reports of Officers:

President – No report.

Vice President- No report.

Treasurer – No report.

Secretary – No report.

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Annual Meeting Minutes

February 18, 2010

Committee Reports:

- A. CCR/Lawn & Landscape – No report.
- B. Financial – No report.
- C. Playground/Recreation/Pool – No report.
- D. Social - No report.
- E. Welcoming/Love thy Neighbor – No report.
- F. Architectural Review Committee- No report.

General Manager's Report:

No report.

Old Business:

None addressed.

New Business:

None addressed.

Resident Issues:

Is this the Board for the next year? Burch stated that the Board may be between three and nine members. Currently there are four. Lounds-Singleton stated that other Board members may be appointed at anytime.

Is there a sinkhole in the stormwater basin on 86th where the plastic flagging is set up? Burch informed us that there appears to be and that the County is responsible for the corrective measures needed to address the situation. She has been working with the County to get the issue resolved.

Is anybody responsible for picking up the trash in the common areas? Lounds-Singleton stated that Jim Annis has been contracted to pick up trash. Annis is a Mentone resident that has a business that we contract with to do general maintenance and this is part of that responsibility.

A suggestion was made for the Management Company to maintain a list of emergency contact information for each resident in Mentone.

Is the website updated with the latest meeting minutes? Lounds-Singleton stated that the website has recently been updated.

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Annual Meeting Minutes

February 18, 2010

No other resident questions or discussion.

Motion to adjourn at 6:54 pm by Lounds-Singleton, seconded by Tilly, approved unanimously

Pending official Board of Director's Approval at the 2011 annual meeting