

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC

Board of Directors Meeting Minutes

April 15, 2010

The meeting was called to order at 6:48 pm by President Dave Jenkins in the Mentone Recreation Pavilion.

Directors present: Dave Jenkins, Patsy Murray, Karen Ledee (Treasurer)

Directors Absent: Angela Lounds-Singleton (Vice President), Alan Tilly (Secretary)

Florida Community Management Staff Present: Kelly Burch, Heather Racioppi

One new resident attended meeting: Irving (no last name known)

Consideration of Minutes: Moved by Jenkins, seconded by Ledee; unanimously approved.

Report of Officers:

President: Jenkins thanked Burch for the good work of FCM in the CCR drive through reports and praised the board for working together through all the emails during the past month.

Vice President: absent. No report

Secretary: absent. No report

Treasurer: deferred report until financial report.

Committee Reports:

- A. Financial – Ledee reported that there wasn't much activity in February. There was some discussion about expenses for the pool and it was determined that Burch will show a detailed invoice of all pool renovation work to Jenkins before the bill is paid.
- B. Playground/Recreation/Pool – No report. Lounds-Singleton absent.
- C. Social – Debra Martinez went over the three events planned: a pot luck picnic May 22, Ice cream social in August, and a Halloween Parade and House decorating contest in October. She requested a budget of \$200. Moved by Jenkins, seconded by Ledee, approved unanimously. It was suggested that nametags be available for everyone to wear to help with socializing.
- D. Welcoming/Love thy Neighbor – no report. Lounds-Singleton absent

- E. Architectural Review/ARC – Kelly presented a letter of legal opinion from the law office of Fisher, Butts, Sechrest, Warner & Palmer, that stated an opinion that the Mentone Board of Directors may levy a fine against an owner if the owner fails to submit a request to the ARC prior to making a change. However, they suggested that the owner be given the opportunity to correct the violation. If the end result of the work to the Lot does not violate any rules, it would not be necessary to levy a fine. If fined, the owner has a right to appeal before the Fines Committee.

General Manager's Report:

CCR/Lawn & Landscape – It was noted that the retention pond areas look better. Three 15-day notices were sent by certified mail. Forty-two 30-day notices were sent. Two were delayed because they will be getting “friendly reminders” also, when the wording for the “friendly reminder” letter is approved.

Burch and Racioppi are noting when they see improvements. They said people have been calling in with either reasons why they have not maintained the property, or with plans for maintenance. The friendlier “friendly reminder” letter drafted by Murray was discussed. Jenkins made some minor edits. Burch will update and send via email to all Board members and voted on by email.

Unfinished Business:

- A. Action Items. The following active action items have been completed:

09-06-1. Pool repairs. Completed

09-06-2. Loose lights by pool. Completed

09-09-4 - Soccer goals painted Completed

09-09-5 - Soccer nets replaced. Completed

09-09-6, 7 and 8: volley ball court had sand added, boundary tape installed, net installed. Completed

10-02-11 Cracks in entrance walls. Completed

10-02-13 trash in retention ponds: Jim Annis is picking it up monthly

10-03-15 Attorney opinion re ARC violations. Completed

Action items not completed yet:

10-01-10 Tennis court and basketball court resurfacing. Burch only received one bid to resurface court, make repairs. The bid was \$8966. This item has been tabled until we have a better idea of our budget.

10-02-12 – Planting of roundabouts. Burch has not had a chance to speak with William. There was a brief discussion of just filling in with lariope grass and mulching as a temporary solution. Nothing was decided.

10-02-14 Weeds in common areas. Brooker has sprayed for weeds, and requests that we give the areas a week to determine if weeds are diminishing. Some discussion of possibility of finding another contractor to manage the common areas. No decisions yet.

AI10-03-16 – dead pine tree in wooded portion of common area behind the pool. Burch has received one bid to remove the tree. The Board will discuss the bid.

New Business: None

Resident Issues:

The one resident who remained through the meeting suggested that power washing hardiboard is not recommended. He was referring to fascia boards. There was a brief discussion about various ways to clean fascia boards.

Motion to adjourn at 7:53 by Jenkins, seconded by Murray, approved unanimously.

Respectfully submitted by Patsy Murray, for Alan Tilly, Secretary