

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

August 19, 2010

The August 19, 2010 meeting of the Mentone Board of Directors was called to order at 6:30 pm by President Dave Jenkins in the Mentone Recreation Pavilion.

Directors Present: Dave Jenkins (President), Karen Ledee (Treasurer), Angela Lounds-Singleton (Vice President), Patsy Murray

Members Absent: Alan Tilly (Secretary)

Florida Community Management Staff Present: Kelly Burch

Resident present: Ruben Orduz. Mr. Orduz stated that he had no specific issues but is interested in being an active partner in the management of the Association. The directors welcomed his interest.

Consideration of Minutes: July 15, 2010 minutes discussed, motion to approve by Jenkins, seconded Ledee. Approved unanimously.

Reports of Officers:

President – deferred comments to action items section.

Vice President- Lounds-Singleton deferred comments for later.

Secretary – absent.

Treasurer –No additional report.

Committee Reports:

A. Financial – Ledee reported that our expenses are within budget, halfway through the budget year. Jenkins noted that the balance has increased by \$36,000 and we should start spending money on some items that were deferred. Jenkins showed a proposed budget rough draft for 2011. Reserves are up \$10,000, rather than budgeting for retained earnings.

There was discussion about whether we should repair or replace the Pecan park fence and whether to do it now or later. Ernie Terry of Distinctive Homes and Interiors LLC advised Angela that the said fence is so bad that we need to replace it at an estimated cost of \$15,000. The estimate for repair only was \$8,000. Jenkins moved that Kelly ask Ernie to bid on re-nailing all the slats as a temporary measure while we get bids for a new fence. If under \$750, Kelly is authorized to give the ok to proceed with this stopgap project. Motion seconded by Lounds-Singleton and approved unanimously.

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Kelly presented a bid from William Jamerson to prepare the roundabouts for replanting in the spring. He proposes to remove all existing plants and mulch, install a weed blocking material and lay down fresh mulch at a cost of \$497.50. The board voted to approve this project.

- B. Playground/Recreation/Pool – There was a long discussion of the misuse of the pool by some people, and how to remedy the situation.
- C. Social – No report.
- D. Welcoming / Love thy Neighbor – no report.
- E. Architectural Review/ARC —At the July meeting, the board approved two non-shadowbox fences as exceptions to our normal preference. We stipulated that any replacement or repair of these fences must be submitted to the ARC, and at that time we would require replacement with a shadowbox-style fence.

General Manager's Report:

Kelly provided a summary of the most recent drive-through inspection of properties. At least one director will look at properties recommended for 15-day notices or fines and provide a recommendation.

Unfinished Business:

- A. Action items: Action items were discussed with some of the items being moved to the completed list. Please see open and completed action items for details.
- B. Website administration: Mr. Orduz volunteered to maintain the website and will email his request and resume. He also expressed an interest in joining the Board.
- C. Management contract: Jenkins moved that the Management contract for one year be approved. Ledee seconded. Unanimously approved.
- D. Homeowner's Association liability insurance: Jenkins asked Kelly to get a quote from Fidelity for \$200,000 policy with \$2,000 deductible
- E. Florida Friendly Landscape Design:— Murray submitted landscape plan done by Denise Weber of Green Harmony to improve landscaping by Pool parking area with Florida friendly plants. Question of what is most cost effective in short and long run. Kelly will email it to the Board. Board directed Kelly to get a recommendation and bid from William Jamerson to improve this area, and we will compare it to that of Green Harmony.

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William Jamerson submitted a bid for re-sodding area in the strip of grass between the tennis courts and the pool for \$175. Moved by Murray and approved unanimously.

Remaining New Business:

- A. Pool closing/cleaning procedures: Jenkins will prepare a list for Jim Annis to follow when closing the pool. Loundes-Singleton said Karl should vacuum the pool more often as it is dirty. Kelly will ask Lori to clean the railings of the pavilion.
- B. Sidewalk repair where root has pushed up sidewalk. Jenkins moved to get a bid to repair it. Seconded by Ledee and approved unanimously.
- C. Discussion of improving landscaping on both sides of long wall on Archer Road.
- D. Common area fencing. The wood fencing needs to be inspected and a bid presented for repairs deemed necessary.
- E. RV parking. Jenkins suggested informing owners who asked about parking an RV in their driveway to refer to the county codes about RV parking, and to the Mentone covenants about storing RVs in garage.

Motion to adjourn at 8:27 pm by Jenkins, seconded by Ledee, approved unanimously.

****Pending official Board of Director's Approval at the September 16, 2010 meeting****