

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

April 21, 2011

With a quorum present, the April 21, 2011 meeting of the Mentone Board of Directors was called to order at 6:36 pm by President Patsy Murray in the Mentone Recreation Pavilion.

Directors Present: Patsy Murray (President), Dave Jenkins (Treasurer), Al Tilly (Secretary), Gil Murray

Members Absent: Karen Ledee (Vice President)

Trend Management Solutions Staff Present: Kelly Burch

Resident Comments: Mr. Irving Lampert presented himself as a volunteer to join the Board as a Director-at-Large.

New Business:

New business was taken out of agenda order to consider the following request from Irving Lampert to join the Board of Directors. Mr. Lampert had previously submitted a volunteer information sheet and his submittal was considered by the Directors. Motion to appoint Lampert to the Board made by P. Murray, seconded by Jenkins. Approved unanimously. Welcome to the Board Irv!

Consideration of Minutes: April 17, 2011 minutes. Discussion ensued regarding the requirement to list who makes a motion and who seconds. Also, if the vote is not unanimous should individuals be listed as for or against the item. Burch told us that these are requirements of Florida Statute. Therefore, minutes will continue to list these statistics. Motion to approve April 17, 2011 minutes by P. Murray, seconded by Jenkins. Approved unanimously.

Reports of Officers:

President – expressed gratitude that Jenkins chose to remain on the board after stepping down as president. Unanimous agreement from all Board members.

Vice President- (absent)

Secretary – Thanked Jenkins for taking and distributing minutes at the April 17, 2011 meeting due to secretary absence.

Treasurer – Jenkins gave us an “executive summary” of the financials. He confirmed that the financials look good and that income versus expenditures is on track for a successful year. He also expressed that we need to formulate a method to disburse reserve funds. Stated this should be a priority after the website update has been accomplished.

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Committee Reports:

- A. Financial – (contained in the Treasurer's Report of Officers section above)
- B. Playground/Recreation/Pool – (summarized from a report via e-mail from Angela Lounds-Singleton received 4/16/2011) :
 - 1. The pavilion is being used by multiple groups of people who are apparently exceeding the limit on the number of people allowed for approved events.
 - 2. The pool tiles and grout need to be cleaned.
 - 3. The pool deck needs to be cleaned.
 - 4. The pool temperature seems colder than the digital readout on the heater which indicated 84 degrees when I checked.
 - 5. The sand in the volleyball court needs to be replenished.

Discussion from the Board: Pool maintenance company was contacted regarding the pool tile condition. Pressure washing pavilion set to happen Saturday 4/23. We will contact Yardworks to get a bid for weeding the volleyball court and replenishing the sand. Regarding pool temperature; there was an analog thermometer in the pool at the opposite end of the heater discharge point and at approximately 7pm during the meeting the pool temperature was 89°. Consensus was to turn down the heater if it hasn't been already before we end up with a pool too hot to use for the remainder of the season. Also discussed was unauthorized and unannounced parties at the pavilion. (the use of a common amenity by individuals). Recent parties have left messes not cleaned up expecting others to do it voluntarily or the Association to have all property owners pay to have it done. Discussion on how to handle the lack of common courtesy followed. P. Murray suggested a party rules sign in the pavilion, Lampert agreed. Jenkins stated that we should send a formal notification to the last group in the pavilion that cleanout of their trash is expected and what had been attempted was not adequate. P. Murray asked about a larger broom in the pavilion area to make cleanup quicker and easier. P. Murray and Jenkins suggested larger trash cans in the pavilion area and having trash bags available so that when they're full they can be easily placed in the trash cart. P. Murray suggested a list of what to do if you have a party in the pavilion and how to properly clean up after your event. Discussion followed regarding informing staff with a list of what to clean up if parties don't. A lengthy pool use discussion ensued. It was concluded that Annis be contacted and asked to cleanup as required after an event. This will be an additional expense to all owners due to disregard for cleaning up after the mess created by those that party at the pool and pavilion. P. Murray asked that we get a sign for the pavilion listing proper use provisions. Jenkins stated we should put pool event forms on the bulletin board in the pavilion so if it comes down to a "we forgot to send in the form" issue the forms are at the location of the event to easily be filled out and submitted, although this makes it too late to properly plan for the number of events and individuals trying to use community resources concurrently.

- C. Social – No Committee members present.

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- D. Welcoming/Love thy Neighbor – No report from the welcoming committee. Burch told us that Martinez has the list of new owners/renters. List for April will be available in May.
- E. Architectural Review/ARC – No discussion.

General Manager's Report:

- A. CCR/Landscape: number of letters sent based on last neighborhood drive through: 85 friendly letters, 39 thirty day notice letters, and 3 fifteen day intent to fine letters. One case was discussed regarding the waiving of assessed fines. After discussion and based on the fact that action was taken as promised the fines were waived. Another case was discussed whereby occupants have been warned about parking on the grass. Decision was made to issue immediate \$25 fines for each violation at the time the violation is observed due to lack of response or compliance from prior request to comply with recorded covenants. Several other specific cases were raised and discussed with actions to be taken ranging from waivers to immediate fines. This lead into a discussion regarding the number of letters sent versus the number of homes in the neighborhood. Tilly pointed out that with 341 homes in the neighborhood and a total of 127 letters sent that approximately 40% of the homes in the neighborhood get a letter each month. This seemed excessive. Management company was asked if this was typical or an usually large number. Response was this was typical. Tilly stated that this seemed excessive and asked that we consider doing the reviews and only sending the letters to the "worst" 10% of homes in the neighborhood (34 instead of 127) as an initial point to start the discussion. Discussion followed with both pros and cons of such a request. It was stated, and agreed upon, that much improvement had been occurring in the neighborhood since the letter campaign has been instituted. It was further posited that a "back off" now might trigger a relapse into a condition that existed prior to sending the letters. Tilly polled the group to see what the opinion was of each and after responses and discussion the group was unwilling to discuss the process further at this meeting. Further action is anticipated on this topic in the near future, however.

Unfinished Business:

- A. Review of Action items: Action items were discussed. (See separate action items list).

New Business:

- A. None other than that covered at the beginning of the meeting. Again, we welcome Irv to the Board!

Resident Issues:

- A. No residents were present.

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Motion to adjourn at 8:06 pm by P. Murray, seconded by Jenkins, approved unanimously.

Pending official Board of Director's Approval at the May 19, 2011 meeting