

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.  
Board Organizational Meeting  
April 19, 2012  
6:45pm

Mentone Board of Directors Organizational meeting called to order by President Irving Lampert. Quorum established.

Members Present: Irving Lampert (President), Jeremy Cook (Treasurer), Beverly Dickinson (Secretary), David Jenkins (Board Member), and John Dickinson (Vice President) arrived late.

Members Absent: John Dickinson (Vice President) arrived late, 6:55pm.

Homeowners Present: A homeowner who asked to remain anonymous arrived late wanting to discuss the issues with her yard, which was done during the CCR Landscape Report by the General Manager.

Trend Management Solutions Staff Present: Kelly Burch

Consideration of Minutes: Motion by Irv Lampert to approve the March 15, 2012 meeting minutes. Dave Jenkins 2<sup>nd</sup> the motion. Motion was unanimously approved.

Reports of Officers:

- President – Irving Lampert – No report.
- Vice President – John Dickinson – No report.
- Secretary – Beverly Dickinson – No report.
- Treasurer – Jeremy Cook – No report.

Committee Reports:

- Financial – Jeremy Cook – No report.
- Playground / Recreation / Pool – Angela Lounds – Singleton not present, no report. However, Dave Jenkins brought up the condition of the volleyball court. When it was in good shape, it was used quite often. It appears that the posts need to be reset. Beverly Dickinson suggested we make the net adjustable so all age groups could use the court. Dave Jenkins made a motion to investigate the costs to restore the volleyball court and add it to the action items list. Irv Lampert 2<sup>nd</sup> the motion and it was unanimously approved.
- Social – Debra Martinez – Not present. No report. Potluck scheduled for 4/21/12, rain date 4/22/12.
- Welcoming / Love They Neighbor – Debra Martinez – Not present, no report.
- Architectural Committee (ARC): No report. However, the BOD asked Kelly Burch to start screening ARC requests for proper documentation and to request any missing documents from the homeowners to avoid delays in approving requests.

#### General Manager's Report:

- CCR. Landscape – Kelly Burch reported that 67 friendly reminders, 34 violation letters, 3– 15 day warnings and 6 fine notification letters were sent this month. Two (2) fines were imposed and 39 cases were closed.
- The homeowner present at the meeting asked that the BOD let her know what is needed to make her yard compliant with CCR. She has a mixture of plants, very dark mulch and grass in her front yard. The plants need to grow and fill in. She relied on the expertise of the mulch yard in selecting the mulch and had spent considerable time and money on her yard. She was asked to submit photos for the BOD to review since no one has seen the yard since she added the plants.

#### Unfinished Business:

- Review of Action Items – The yellow paint on the curbing of the two West roundabouts that should be scraped and painted to meet Alachua County Code will be completed in the next 60 days.
- The pool heater will be serviced on Tuesday. Pentair will be asked to secure the heater stack so it cannot blow off and debris will not get into the heater. Dave Jenkins made a motion to set the heater at 87 degrees. John Dickinson 2<sup>nd</sup> the motion. Irv Lampert asked that he be allowed to speak with the serviceman and get back to the BOD. Everyone agreed to table the issue until after Irv Lampert talked with the serviceman.
- Dave Jenkins requested that management discuss with Jim Annis the need for adjustment of the timers for the lights at the entrances, pool, and ball courts to account for daylight savings time changes twice yearly on his own initiative.

#### New Business:

- Gift Certificates for Welcome Letters – Irv Lampert moved to replace the gift baskets for new Mentone homeowners with \$15 Publix gift cards, to be disbursed by the Social Committee. There have been issues with the fruit not being fresh. Dave Jenkins 2<sup>nd</sup> the motion and it was approved unanimously.
- Pool Heater Fence – In order to service the heater, a gate has to be constructed to allow access. 2 bids have been secured – Well Built Fence \$660.00 & All Florida Enterprises for \$400. All Florida Enterprises has done work for Mentone in the past and there have been no issues. Irv Lampert made a motion to have All Florida Enterprises add a gate to the existing fence for the serviceman to access the heater. Dave Jenkins 2<sup>nd</sup> the motion and it was unanimously approved.
- Management Authority for Repair Expenses. John Dickinson made a motion for Trend Management to have authority to complete repairs for \$500 or less without having to seek approval from the board or to obtain bids. The BOD will be informed of the expenditures ahead of time unless there is an emergency. Dave Jenkins 2<sup>nd</sup> the motion and it was unanimously passed.

- IFAS Program “Managing Irrigation to Minimize Loss of Fertilizer” is scheduled for May 5, 2012 in the common area. The pool area’s hose and blue food coloring will be used during the demonstration. John Dickinson made a motion to approve the use of the common area, the hose and the food coloring for that activity. Jeremy Cook 2<sup>nd</sup> the motion and it was unanimously approved.
- Other – Per Florida statute, the BOD reaffirmed that anyone behind on dues will not be allowed access to the swimming pool. Trend will be hiring and training a Community Association Manager to perform Kelly Burch’s duties while she is on maternity leave. The pool fence and volleyball court will be added to the action items.

Meeting adjourned at 8:09pm.