

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.
Board Organizational Meeting
June 21, 2012
6:30pm

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

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

Members Absent: n/a

Trend Management Solutions Staff Present: Kelly Burch

Homeowners Present: n/a

Consideration of Minutes: Motion by John Dickinson to approve the May 17, 2012 meeting minutes. Dave Jenkins 2nd the motion. The motion was unanimously approved.

Reports of Officers:

- President – Irving Lampert – John & Darlene Visscher, on 84th St, received an award for Florida-scaping by IFAS. Irv noted pool contamination by children. No action taken.
- Vice President – John Dickinson – No report.
- Secretary – Beverly Dickinson – No report.
- Treasurer – Jeremy Cook – he has reviewed the financial reports of the previous two months. Pump repairs were paid out of appropriate reserves on May 3, 2012.

Committee Reports:

- Financial – Jeremy Cook – No report.
- Playground / Recreation / Pool – Angela Lounds – Not present. No report.
- Social – Debra Martinez – Not present. No report.
- Welcoming / Love They Neighbor – Debra Martinez – Not present, no report. Irv asked about sending gift cards to renters; as we receive no notification of new renters, we will continue to send the cards to new owners only.
- Architectural Committee (ARC): No report.

General Manager's Report:

- CCR. Landscape – Kelly Burch reported that 63 friendly reminders, 20 thirty-day reminders, 7 fifteen-day letters, 5 fine notifications sent. 65 cases were closed. All management contracts from Trend Management have been

purchased by Cornerstone Property Solutions, and Kelly Burch will remain as our General Manager.

Unfinished Business:

- Review of Action Items
 - AI 11-06-01, yellow paint at the curbing: No update.
 - AI 04-19-01, volleyball court poles. Irv will schedule a meeting with UF staff member to discuss options for volleyball pole installation.
 - AI 05-09-01, Vents on kiddies pool equipment coffin: Trend and Irv will research vendors to fabricate metal vents. Dave suggested using pig wire.
 - Pruning of oak trees around pool area – Kelly provided two estimates for raising the canopy to 12-15': A&S \$400, Sky Frog \$950. Also estimates for thinning out the foliage on all trees: A&S \$425, Sky Frog \$1550. John Dickinson made a motion to approve A&S to raise the canopy to 12-15' for \$400. Dave Jenkins 2nd the motion. The motion was approved unanimously.
 - Discussed options for adding benches to the play area. Dave Jenkins made a motion to purchase a single red picnic bench with 4 individual seats for \$1200, to be placed between the 2 existing benches in the play area. We will chain the bench to a tree. John Dickinson 2nd the motion. The motion was approved unanimously.

New Business:

- Irv will purchase sliders to be installed under the legs of the picnic tables at the pavilion.
- Discussed removing dead trees from walking path around the preserve. Kelly will get estimates.
- 7 pool tiles cracked or missing. Kelly Burch will get bids.
- 6 dead azaleas in Pecan Park. Price to remove and replace in the fall \$534. John Dickinson made a motion to do so, Irv Lampert 2nd the motion. The motion was approved unanimously.
- We will include low-hanging trees in our next inspection and send letters to homeowners as appropriate.
- Dave turned in his resignation from the Board effective June 30, 2012. Kelly and the remaining Board members thanked Dave for all of his time, hard work and efforts noting that during his time on the Board he initiated many great improvements to the community.

Meeting adjourned at 7:41pm.