

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.
Board Meeting
March 15, 2012

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

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

Members Absent: None.

Homeowners Present: Sandra Seng

Trend Management Solutions Staff Present: Kelly Burch

Consideration of Minutes: January 19, 2012 meeting minutes approved. Lampert made a motion to approve the minutes as written, seconded by Blaske and approved unanimously.

Reports of Officers:

- President – Irving Lampert. Pool opening was delayed due to mechanical problems. Aquatic determined that the old pump housing caused repeated pump failures, and a pipe ruptured. Estimated cost to replace pump, pump housing and damaged pipe is \$1,210.00. Heater must be inspected after repairs are made, cost \$150. Estimated time to repair 15 days. John made a motion to approve the bid provided by Aquatic Maintenance. It was seconded by Jay and the motion was approved unanimously.
- Vice President – Jeremy Cook – No report.
- Secretary – Beverly Dickinson – No report.
- Treasurer – Jay Blaske – No report.

Committee Reports:

- Financial – David Jenkins – No report. Treasurer will take over.
- Playground / Recreation / Pool – Angela Lounds – Singleton not present, no report.
- Social – Debra Martinez – Not present but Kelly Burch presented the Pot Luck flyer for approval. Pot luck scheduled for 4/21/12, rain date 4/22/12. Flyer approved.
- Welcoming / Love They Neighbor – Debra Martinez – Not present, no report.
- Architectural Committee (ARC):

General Manager's Report:

- CCR. Landscape – Kelly Burch reported that 20 violations were closed, 82 friendly reminders, 14 violation letters, 17- 15 day warnings and 4 fine notification letters were sent this month.

Unfinished Business:

- Review of Action Items – Repair of the sidewalk in front of the pool entrance has been completed. "No Soliciting" sign at the East entrance has been replaced. Remaining "Active" item is the yellow paint on the curbing of the two West

roundabouts that should be scraped and painted to meet Alachua County Code. Kelly Burch will follow up with the County regarding this.

New Business:

- Playground Mulch - President Irving Lampert noted some concerns over the mulch used in the playground area, specifically the new mulch installed under the swing area -- some children playing have gotten splinters from the mulch. He asked the homeowner Sandra Seng to ask around to see if this is a widespread issue and to report back to the Board.
- Public Relation Duties Assignment – John Dickinson will administer the Mentone Facebook page. Kelly Burch will be liaison with the web master to update the Mentone page to include current meeting minutes, financials and meeting announcements.
- Solicitation - Homeowner at the entrance having issues with solicitors despite the “No Solicitation” sign. Board did not feel that a larger sign would deter more solicitations.
- Traffic Light – The need for a traffic light at the entrance to Mentone has been an ongoing discussion by residence and information has been distributed to the homeowners so that can get involved if they chose to.
- Pecan Park Fence – Repairs are completed. The Board will ask Patsy Murray to inspect to determine if the repairs are satisfactory and approve payment if appropriate.
- Resignation – Treasurer Jay Blaske is relocating to Montana and resigned, effective immediately. It was motioned by J. Dickinson, seconded by Jenkins to amend the 2012 Officer Positions as detailed below with unanimous approval.

President - Irving Lampert

Vice President – John Dickinson

Secretary – Beverly Dickinson

Treasurer – Jeremy Cook

Director – David Jenkins

Homeowner Questions / Comments: Homeowner Sandra expressed concern over safety of the playground, i.e. no railing on both sides of the blue ladder. Board discussed the warning sign, parental supervision, and the overall safety of the equipment.

Meeting adjourned at 8:10 PM