

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.  
Board Meeting  
May 17, 2012  
6:36pm

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

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

Members Absent: Jeremy Cook (Treasurer).

Trend Management Solutions Staff Present: Debbie Rowland

Homeowners Present:

- Mary Opel – Suggested that additional benches and a table be installed in the playground area. Irv Lampert will investigate the need by talking with those using the playground. Debra Rowling will get prices for table and benches similar to what is already there.
- The homeowner who at the previous meeting asked to remain anonymous arrived late wanting to find out if the changes to her yard were acceptable to the ARC. She was told that the changes to her yard have been approved.
- Steve Hobelmann
- Maureen Wilks

Consideration of Minutes: Motion by Irv Lampert to approve the April 19, 2012 meeting minutes. Dave Jenkins 2<sup>nd</sup> the motion. The 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 – Absent.

Committee Reports:

- Financial – Jeremy Cook – Absent. No report.
- Playground / Recreation / Pool – Angela Lounds – Singleton not present, no report. However, Irv Lampert reported on the following issues:
  - 1.) Glass around the pool. A homeowner sent Irv a photo of a woman drinking beer from a glass bottle in the community pool area. Broken glass in or around the pool poses a significant safety risk along with costly cleanup. He suggested that the Board consider installing security cameras. The pros and cons were discussed.

The Board decided to table the idea since the problems are not severe enough to warrant the cost.

2.) The ants in the volleyball court sand have been sprayed.

- Social – Debra Martinez – Not present. No report.
- Welcoming / Love They Neighbor – Debra Martinez – Not present, no report. However, Irv Lampert will purchase the \$15 Publix gift cards for the Welcome letters and give to Debra.
- Architectural Committee (ARC): No report.

#### General Manager's Report:

- CCR. Landscape – Debbie Rowland reported that 53 friendly reminders, 28 violation letters, 18– 15 day warning letters, and 4 fine notification letters were sent this month. Two (2) fines were imposed and 35 cases were closed.
- E-mail complaint regarding tree debris pile at 7216 SW 86<sup>th</sup> Terrace. Dave Jenkins inspected the property, agreed that the pile was on the property line of the SE corner of that lot, and had apparently been there quite some time. Dave Jenkins made a motion to have Trend send a violation letter to the homeowner. John Dickinson 2<sup>nd</sup> the motion. The motion was unanimously approved.

#### Unfinished Business:

- Review of Action Items
  - AI 11-06-01, yellow paint at the curbing: Alachua County will complete in the next 60 days.
  - AI 12-04-02, volleyball court poles. Discussion on Irv's research. He has found 3 options at a cost of \$724.00, \$1,024.00 and \$674.00. He will obtain quotes from the fencing company to install them. He asked vendor to provide local buyers so we can inspect.
  - AI 12-04-03, Pavilion lights and clock. Fixed, moved to complete.
  - AI 12-05-01, Vents on kiddie pool equipment coffin: Irv feels metal vents are more appropriate; Trend and Irv will research vendors to fabricate metal vents.
  - AI 12-05-02, bushes around pool equipment cage: complete. Moved to complete.

#### New Business:

- Adding replacement of broken latches on heater cage and tennis court to action item list. Irv will get estimate from fencing company for heavy duty latches first. The ones at Home Depot are not strong enough.
- Add pruning of oak trees around the pool area parking lot to action item list. Trend will obtain 2 estimates. First estimate to cut low branches 12 – 14' above ground. Second estimate to thin out the trees. David Jenkins made a motion to go ahead and add this to the action item list. John Dickinson 2<sup>nd</sup> the motion. The motion was approved unanimously.

- Irv suggested adding IFAS irrigation practices handout to quarterly dues statement. Kelly will let us know cost.
- Add IFAS color brochure to website.
- Shower valve has been broken several times, likely due to children hanging on the pull rope. Irv proposed installing a push-button activator to replace the pull rope. Dave proposed installing an eye bolt with a stop ring on it. Jim Annis will make recommendation on how to complete Dave's proposal. If that does not work we will consider Irv's suggestion.

Meeting adjourned at 7:50pm.