

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting  
August 21, 2014  
6:30pm

Mentone Board of Directors meeting called to order by Board Vice President, Kim Stricklan at 6:30 PM. Quorum established.

Members Present: Kim Stricklan (Vice President) Michael Johnston (Treasurer) Paul Chandler (Secretary) and Mary Opel (Director).

Member Absent: Irving Lampert (President)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Paige Cook ,David Jenkins, Pamela Korithoski, Stephanie & George Kolb, Bill Kuntz, Brad Lehmeier, Debra Martinez, Jacob Robinson, John Stricklan, Alison Trachet, Jay Vargo, Colin Wheeler.

Consideration of Minutes: Motion by Stricklan to approve the July 2014 minutes. Chandler 2<sup>nd</sup> the motion and it was approved unanimously.

Bus Stop Presentation: Deputy PJ Mauldin with the Alachua County Sherriff's Office provided a brief presentation on the need for more students to ride the bus and the Sherriff's Office opinion and recommendation on bus stop placement for Mentone. Stricklan made a brief presentation on the conceptual idea that the Board put together which included a concrete pad and sidewalk, bicycle racks and the possibility of a cover for the concreted area. Very rough figures were presented at 15K to 20K for the entire project. It was noted that the project may require a special assessment which the Board would decide upon after reviewing real numbers and quotes provided by contractors.

Resident Comments:

- Jay Vargo stated that street parking is an issue that he would like to see addressed.
- Paige Cook requested that the Kanapaha bus stop be moved to where Mentone plans to place the stop. It was noted that Mentone falls within the two mile radius and doesn't qualify for bus pickup. Deputy Mauldin offered to reach out to the School Board and request permission for a stop to be placed at what will be the dedicated Mentone bus stop.
- Bill Kuntz requested that the meeting agenda be emailed or posted on the Mentone website for more convenient viewing. Jay Vargo requested a bulletin board box be placed outside the pool/pavilion fence and recommended the agenda be placed there as well.

Reports of Officers:

- President – Irving Lampert – Not present, no report.
- Vice President – Kim Stricklan – No report.
- Secretary – Paul Chandler– No report.
- Treasurer – Michael Johnston -

Committee Reports:

- Financial – Michael Johnston – No Report
- Playground, / Recreation / Pool – David Jenkins – Jenkins requested an update on the bids for the replacement of the pool deck. Burch reported that one bid has been received and another in process. At least two additional bids should be available at the September Board meeting.

- Social – Debra Martinez – Martinez reported that the Family Fun Day Event had been scheduled for October and will continue with the Halloween theme.
- Welcoming / Love They Neighbor – Debra Martinez – Martinez reported that all new welcome letters had been sent out per the reported provided by Burch at the beginning of the month and that a plant was also included as a gift for new owners this month.
- Architectural Committee (ARC) – No Report

#### General Manager’s Report:

- CCR. Landscape – Management reported that 100 - friendly reminders, 79 – 30 day violation letters, 14 – 15 day letters and 9 – fine notifications would be sent out in August. 72 items were closed and 8 homes were scheduled to be fined.
- Fine Approval Process – Burch presented information provided by an attorney that recommended that the Fine Committee approve all fines prior to imposition. Dave Jenkins stated that he felt the recommendation was made based on a sentence that was taken out of context and doesn’t believe that it is a necessary step. Burch was asked to email the Statute to the Board.
- Painting of Homes – Burch reported that a request was made to add the need for re-painting of homes to the CCR Inspection process. The Board agreed by consensus that this item should be added to the CCR Inspection process using the established time frames for compliance.
- Neighbors requested the Association step in and cleanup the properties listed below as the owners have refused to do so after numerous notifications and fines.
  - 6842 SW 84<sup>th</sup> Street - Burch reported that the work was done to the property earlier that afternoon.
  - 6823 SW 83<sup>rd</sup> Terrace – The Board agreed by consensus that while the property did not comply with the CCR requirements of the community, it was not in such disrepair that Association action to clean it up was warranted.
  - 8523 SW 66<sup>th</sup> Lane – Jay Vargo offered to have the lawn mowed, hedges trimmed and edging done by a lawn maintenance crew that he was very familiar with.
  - 8523 SW 81<sup>st</sup> Terrace – Jay Vargo offered to have the lawn mowed, hedges trimmed and edging done on this property as well.
- 8114 SW 69<sup>th</sup> Place – Owner requested clarification on CCR Resolution. Burch presented an email from the property owner and a picture of a large bare area on the property. The Board agreed by consensus that the area should be mulched and that leaves falling on the top of the mulch would not be considered a violation.
- Waiver of interest – Burch presented requests for the waiver of interest and details of payment history for the properties listed below.
  - 7131 SW 80<sup>th</sup> Terrace – Johnston made a motion to waive the interest on this account as a one-time courtesy.
  - 6717 SW 81<sup>st</sup> Terrace - Johnston made a motion to waive the interest on this account as a one-time courtesy.
  - 6737 SW 81<sup>st</sup> Terrace - Johnston made a motion to waive the interest on this account as a one-time courtesy.
- Burch presented a request from an owner for the installation of doggie bag stations throughout the common area. The Board agreed by consensus to allow Burch to research and obtain pricing on materials and installation of three (3) doggie bag stations along with a price from Lori Clardy to empty the container three times a week when her company is onsite for the pavilion cleaning.

#### Unfinished Business:

- Action items reviewed and updated. See attached action items.
- Lawn Contract – Stricklan reported that she has received some feedback on the changes to the lawn contract and will email them to the Board for a final review. Stricklan requested all feedback

be sent in prior to September 1 so that Burch can begin distributing to contractors and begin the bidding process.

- Pool Contract – Management reported that a new key fob for the pool company had just been obtained and that they agreed to swipe the key fob each time they are in the community.
- Volleyball court – Discussion on the volleyball court was tabled due to time constraints.

#### New Business:

- Halloween Security Options – Stricklan made a brief presentation on the issues reported last year and several options for this year. Jay Vargo requested that security officers be hired to man each entrance and only allow residents or guests into the community for trick-or-treating by way of categorizing trick-or-treating as soliciting. Burch was directed to speak with FDOT and GRU about the possibility of having their property staked and roped off to prevent parking, contact ACSO (Alachua County Sheriff's Office) to hire three (3) off duty Deputies for an extended period time on Halloween and speak to Jim Annis about staking and roping off all common areas to prevent parking. It was suggested by Alison Trachet and Colin Wheeler that whatever decisions are made, that they be publicized for owners and others that may plan to trick-or-treat within the community.
- Brick wall/common area maintenance – A general plan was presented for the project with the Board in agreement that contractors should be chosen and a date scheduled for the site inspection by the next Board meeting.
  - 8604 SW 66<sup>th</sup> Lane – Owner request for replacement of trees that were cut back. The Board agreed by consensus that the landscape contractor that cut the trees should be responsible for the replacement of them. Burch was directed to contact the landscaper and ask for replacement trees be installed at no cost to the Association.
- Pecan Park Mulch – Burch reported that she was recently provided paperwork that indicated that the Association is responsible to provide mulch in the Azalea beds outside the white picket fence once a year and she had been unable to locate any meeting minutes which placed the responsibility on the Pecan Park homeowners. Johnston made a motion to have the Pecan Park area outside of the fence mulched out of Association funds with the cost to be included in the amount that will be reimbursed to the general fund by the Pecan Park owners. It was 2<sup>nd</sup> by Chandler and approved unanimously.
- The meeting was adjourned at 8:45 PM.