

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting

May 15, 2014

6:30pm

Mentone Board of Directors meeting called to order by Board President, Irving Lampert at 6:32 PM. Quorum established.

Members Present: Irving Lampert (President) Kim Stricklan (Vice President) Michael Johnston (Treasurer) and Mary Opel (Director).

Member Absent: Paul Chandler (Secretary)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: David Jenkins

Consideration of Minutes: Motion by Lampert to approve the April 17, 2014 minutes. Stricklan 2nd the motion and it was approved unanimously.

Resident Comments: N/A

Reports of Officers:

- President – Irving Lampert – No Report.
- Vice President – Kim Stricklan – Stricklan reported that the newsletter distributed to the Board via email should be sent out with statements in early June. Lampert requested that the newsletter be reviewed for more stern language regarding glass in the pool area
- Secretary – Paul Chandler– Not present. No report.
- Treasurer – Michael Johnston – Johnston stated that he frustrated by the length of the time it takes to get a project moving forward and completed. The Board agreed by consensus to have more discussion via email to keep projects moving. Johnston also reported that with the completion of some projects the Board will have to look closely at the funding of Reserves for 2015 during the budgeting process.

Committee Reports:

- Financial – Michael Johnston – No Report
- Playground, / Recreation / Pool – David Jenkins – Jenkins reported that the pool deck is becoming very cracked again and asked if management can begin the bid process for the tearing out of the deck, cutting of stress cracks, allowing time to settle and re-pouring the deck as a winter project. The Board agreed that this was necessary and directed management to begin the bid process.
- Social – Debra Martinez – Not Present. No Report.
- Welcoming / Love They Neighbor – Debra Martinez – Not Present. No Report. Lampert provided management with additional gift cards to deliver to Martinez.
- Architectural Committee (ARC):

General Manager's Report:

- CCR. Landscape – Management reported that 119 - friendly reminders, 72 – 30 day violation letters, 31 – 15 day letters and 5 – fine notifications would be sent out in March. 85 items were closed.
- Management initiated discussion regarding account 0819 as the delinquent balance as of 4/30/14 was \$7,125.10. Management reported that the property has been abandoned and a mortgage

foreclosure has not been refiled. Discussion ensued over the possibilities of the Association foreclosing on the lien and renting out the property vs. doing nothing and waiting on the mortgage holder to file for foreclosure. Stricklan made a motion to move forward with the lien foreclosure and rent the property through a third party management company once title is obtained. It was 2nd by Lampert and approved unanimously.

Unfinished Business:

- Action items reviewed and updated. See attached action items.
- Pavilion Wood Rot and Painting – Management presented two bids which were reviewed by the Board. Johnston made a motion to approve the bid from Paul Davis Restoration in the amount of \$4,263.67. It was 2nd by Stricklan and approved unanimously. Johnston requested that they clean the roof while onsite for the project.
- Pecan Park Fence – The Board reviewed the returned surveys and discussed the maintenance/replacement issues. Management was directed to obtain bids for a complete repair of the fence to include replacement of any rotten wood, scraping and painting the entire fence and a complete replacement of the fence using modular PVC fencing.

New Business:

- On Street Parking – Management reported that while the rules of the Association do state that all vehicles must be parked in the driveway of each property, the roads are owned by Alachua County meaning that the Association has no real authority to enforce rule regarding on street parking as written in the covenants. The Board asked management to reach out both verbally and through written communication to Alachua County Code Enforcement and the Alachua County Sherriff's Office to request their suggestions and help in resolving the issue. It was noted that if any vehicle leak fluid onto the roadway Environmental Protection would get involved and deal with a vehicle owner.
- Pool Rules and Violations of Rules – Management presented an email provided by an owner requesting that a group of people or "Committee" be designated to approach people in the pool area that are violating the rules. It was noted that Florida Statutes don't provide any enforcement authority to Directors outside of their collective role as Members of a Board. Individual Directors do not have any greater authority to enforce rules in real time than any other member of the Association, so any member of the association could serve as an enforcer of the rules. The Board Members all stated that they did not wish to be part of such "Committee" and to reach out to the owner(s) that witnessed the behavior to request their participation on the "Committee".
- The meeting was adjourned at 7:56 PM.