

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting

September 18, 2014

6:30pm

Mentone Board of Directors meeting called to order by Board President, Irving Lampert at 6:30 PM. Quorum established.

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

Member Absent: N/A

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: David Jenkins, Debra Martinez and John Stricklan.

Consideration of Minutes: Motion by Stricklan to approve the August 2014 minutes. Chandler 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 three uniformed Alachua County Deputies had been hired, 2 with vehicles and one without, to patrol the community on Halloween. Stricklan made a motion to allow her to purchase survey stakes and tape to rope off the common areas and be reimbursed for the expense by the Association. Chandler 2nd the motion and it was approved unanimously.
- Secretary – Paul Chandler– No report.
- Treasurer – Michael Johnston – Johnston deferred financial comments until budget discussion under “New Business”. Johnston made a motion to allow himself and Lampert to purchase Christmas lights for the entrance islands. Stricklan 2nd the motion and it was approved unanimously.

Committee Reports:

- Financial – Michael Johnston – No Report
- Playground, / Recreation / Pool – David Jenkins – Jenkins requested an update on whether the timer light had been adjusted and management reported that they had. Jenkins also stated that there was an issue with the knob to the shower coming off and he made a permanent repair.
- Social – Debra Martinez – Martinez reported that the Halloween Event had been scheduled Saturday, October 25th and the Decorating Contest will be judged on Monday, October 27th. Outside volunteers are still needed to help judge the decorating contest.
- 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.
- Architectural Committee (ARC) – No Report

General Manager’s Report:

- CCR. Landscape – Management reported that 138 - friendly reminders, 73– 30 day violation letters, 19 – 15 day letters and 3 – fine notifications would be sent out in September. 55 items were closed and 2 homes were scheduled to be fined.

- Fine Waiver Request 8323 SW 69th Place – Stricklan made a motion to deny the request for the waiver of the CCR fine on this account. Johnston 2nd the motion and it was approved unanimously. The Board noted that each owner has the opportunity to appeal a fine upon imposition.
- Property Insurance Limits – Burch reported that the property limits on the current insurance policy may not be adequate and requested direction from the Board. After discussion it was decided that the limit for the recreational courts, basketball and tennis courts, be increased to \$15,000.
- Common area cleanup at 8604 SW 66th Lane – Burch presented a bid from Flroidacapes for a clean-up of the common area behind this property. The Board agreed by consensus that the bid included too many plants and was too expensive. The Board agreed to look at the area on the inspection schedule for Thursday, September 25, 2014 and make a determination of how many plants should be installed.
- Retention Pond Clean-up – Burch presented a bid from Gainesville Greenworks in the amount of \$821.00 to remove and haul away all vegetation from the fencing surrounding the retention ponds. Chandler made a motion to accept the bid. Lampert 2nd the motion and it was approved unanimously.

Unfinished Business:

- Action items reviewed and updated. See attached action items.
- Bus Stop Update – Burch reported that she requested the help of Alachua County Sherriff's Office and the School Board to reach out to those families that potentially would use the bus stop to help the Association gauge interest. Deputy Mauldin reported, via email to Burch, that the Mayor is involved in discussion with GRU to help reduce or eliminate the annual use fee. Until the Association garners more interest from owners that may use the stop and/or additional assistance from the above mentioned parties the issue is tabled.
- Volleyball court – Brief discussion on the volleyball court took place. Lampert offered to obtain pricing on cost to remove existing sand and install proper levels of appropriate sand along with the required future maintenance to present at the October Board Meeting. Burch will provide pricing for exercise equipment as recommended by those on the Mentone Facebook page.
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New Business:

- Budget Workshop – The proposed budget was review and briefly discussed. It was noted that a handful on line items, mainly related to lawn maintenance and Pecan Park assessments, did not contain accurate numbers but that numbers would be available for decisions to be made at the October meeting. The Board agreed by consensus that the 2015 Proposed Budget be mailed to all unit owners reflecting a general quarterly assessment of \$134.00.
- Traffic Light/Hickory Forest Request– Lampert reported that he attended a meeting with Hickory Forest and that their Association has requested the help of Mentone in their efforts to have a traffic light installed on Archer Road at the Mentone Eastern entrance. The Board agreed by consensus that Hickory Forest can use the Mentone Association name as one of the communities effected and in favor of a light but that the Association not expend any resources on this project at this time. The Board noted that the last two Board Meetings included conversations with the Sherriff's Office and FDOT on the subject and the request was denied both times.
- The meeting was adjourned at 7:30 PM.