

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting

June 18, 2015

6:30pm

Mentone Board of Directors meeting called to order by Board President, Irving Lampert at 6:33 PM. Quorum established.

Members Present: Irving Lampert, (President) Kim Stricklan (Secretary) and Mary Opel (Director).
Member Absent: Paul Chandler (Vice - President), Jacob Robinson (Treasurer)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: David Jenkins, Debra Martinez, Dan Tadrowski

Consideration of Minutes: Motion by Lampert to approve the May 2015 minutes as written. Stricklan 2nd the motion and it was approved unanimously.

Resident Comments: Mr. Tadrowski spoke on the activities of 6708 SW 81st Street as it appears that the resident is operating a business out of the home which is in violation of the Association's governing documents. Stricklan recommended that management send a 15-Day Notice to Comply with photos of the violation to the owner of the property and contact Alachua County Code Enforcement. The Board will re-inspect the property at the 15-day deadline to continue with CCR enforcement action if the violation still exists. Motion by Lampert to adopt Stricklan's recommendation. It was 2nd by Stricklan and approved unanimously.

Reports of Officers:

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

Committee Reports:

- Financial– Dave Jenkins – No report
- Playground, / Recreation / Pool – David Jenkins –
 - Management provided a proposal for the repairs needed to the Kiddie pool. It was noted that there were 3 leaks found that would be repaired. It was discussed whether bids should be obtained for the repairs, with a decision not to obtain bids as the cost to locate the leaks is substantial and each company would bill for the time needed to locate the leaks prior to providing a bid for repairs. Motion by Lampert to accept the proposal from H2Oasis Custom Pool & Spa in the amount of \$1,550.00. It was 2nd by Stricklan and approved unanimously.
 - Management was asked about the status of the ladders in the pool. It was noted that they have not been repaired yet. Burch reported that she would reach out to Aquatic Maintenance again to get these installed ASAP.
 - Burch presented a picture of a “Prime Time Swing” which a couple of owners expressed interest in having installed. It was noted that there was no room in the existing budget but it could be explored in the preparation of the 2016 budget.

- Social – Debra Martinez – Debra reported that the Committee is working on the Ice Cream social for August 8th.
- Welcoming / Love They Neighbor – Debra Martinez – Debra reported that she continues to send out letters each month as she receives the new report from management.
- Architectural Committee (ARC) – No Report

General Manager’s Report:

- CCR. Landscape – Management reported that there were many yards with brown grass this month which was likely due to water restrictions. The Board agreed by consensus not to send letters for brown grass unless the grass appeared to be dying or not have water at all. After the adjustment for grass letters, there were 44 - friendly reminders, 33- 30 day violation letters, 8 - 15 day letters and 2 - fine notifications would be sent out in June. 47 items were closed.
- Key Fob Deactivation – Management reported that there were key fob deactivations this month, report in meeting packet. Stricklan made a motion to deactivate fobs for all accounts over 90 days delinquent. Lampert 2nd the motion and it was approved unanimously.

Unfinished Business:

- Action items were reviewed and updated, attached.

New Business:

N/A

- The meeting was adjourned at 7:47 PM.