

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

January 15, 2009

- I. Attendance – All present; Quorum – yes; Call to Order – 6:31p
- II. Brief overview of how meetings are run
 - i. Go through agenda
 - ii. Handle business
 - iii. Resident comments at end of meeting and end of points of discussion prior to voting
 - iv. 3 minute limit for comments by residents
- III. Consideration of Minutes - Motion to approve November minutes by Nichols, 2nd by Fraser, all approved.
- IV. Reports of Officers:
 - i. President: Todd Fraser – NA
 - ii. VP: Stephanie Kolb – NA
 - iii. Secretary: Angela Lounds-Singleton – NA
 - iv. Treasurer: Nick Nichols – NA
- V. Committee's Reports
 - i. CCR/Landscape: Nick Nichols – CCR inspections are currently on hold, but a post holiday light display inspection will take place on Jan. 25th. Letters will be sent to residents who have not removed their holiday lights.
 - ii. Financial: Nick Nichols – Comments coming up in pending items
 - iii. Playground/Recreation/Pool: Stephanie Kolb
 - a. Swing set to be discussed later
 - b. Due to heavy use of playground equipment, we should consider an annual inspection for safety reasons. It was agreed by board that FCM would schedule an annual inspection of playground equipment every November.
 - iv. Social: Stephanie Kolb
 - v. Welcoming/Love Thy Neighbor: Angela Lounds-Singleton – The committee is gathering information and plans to have binders ready for new residents soon.
 - vi. Architectural Review Committee (ARC):
 - a. Called to order at 6:19p by Fraser
 - b. 6818 SW 82nd Terr – Requested addition to house. Motioned for approval by Fraser; end by Nichols; all in favor
 - c. 7115 SW 85th Terr – Request to add fence to property border. Motion to approve (provided shadow box fencing is used) by Fraser; 2nd by Nichols; all in favor. (Note: Approval letter will recommend property owner has the property surveyed prior to installing fence.)
 - d. 8614 SW 66th Lane – Request to add fence to property border and remove a pine tree. Motion to approve by Fraser; 2nd by Lounds-Singleton; all in favor.
 - e. Adjournment – Motion by Fraser; 2nd by Nichols; all in favor – 6:30p
- VI. General Manager's Report
 - i. East entrance wall repairs – We had a delay in ability to file claim with the insurance company due to wait for the police report via the Sheriff's Department. We now have the check and the construction company has ordered the 'special order' brick. The repairs will be complete as soon as the brick arrives.

VII. Unfinished Business:

- i. Pool heaters and pool repairs – We are still waiting for the new heater to arrive and be installed
- ii. Brick wall repair East Entrance – See section VI.
- iii. Brick repair near pavilion – It will be completed soon.

VIII. New Business

- i. Financial Status – The BOD has been very frugal all year in an attempt to be ready for several predetermined and much needed repairs/improvements throughout the neighborhood. Some of these include pool/heater repairs, tennis and basketball court maintenance, broken front entrance wall, common area maintenance/improvements, etc.
 - a. The current budget (2009) that is in place was based on the actual expenditures for maintaining Mentone from the past few previous years.
 - b. The BOD have also made some new changes in how we handle some of our business aspects (such as insurance, banking, etc.) which is projected to save us more than \$2000.
 - c. The BOD currently has approximately \$21,000 to work with for remaining/pending repairs.
 - d. The east entrance wall repairs have a \$2500 deductible.
 - e. The pool repairs and replacement of heaters (boiler system using natural gas) should cost \$19,791 (based on quote from Aquatic Maintenance).
 - i. The annual cost for running the pool with the heaters should be close to the same as the prior electric bills for heating the pools with the electric heaters.
 - ii. This new system (with good maintenance) should last for 10-15 years.
 - iii. Over the past 6 years we have invested over \$18,000 in purchasing electric heaters for our pools. The motors of three out of four sets have burned up during that time. These electric heaters were residential grade heaters, versus commercial grade. The use of these residential grade heaters violates Florida code, and they are not adequate for the environmental conditions of a North Florida pool. There are currently no options for a commercial grade electric heating system for our pool.
 - iv. Mentone currently has \$5,499.97 available in the Reserve Funds for replacement of pool heaters that could be put toward the purchase of a new gas heating system. The BOD could also use funds left over from 2008 toward this purchase.
 - v. Nichols motioned to approve the purchase and installation of a new commercial grade gas heating system, via Aquatic Pool, for the Mentone pool; Kolb 2nd motion. All board members approved the motion.
- ii. Towing from pavilion/pool parking lot after hours (9pm) – Superior Towing is willing to contract with us to tow vehicles parked in the common area parking lot after 9p, free of charge to Mentone. They will provide signs in this parking lot. (Currently, anyone who is present in the pavilion after 9p is trespassing. If Mentone should contract with Superior Towing, we would be taking one more step toward the very popular addition of new security measures.) Note – In time the BOD would like to further consider a security system. Fraser motioned to sign with Superior Towing, and have the FCM request Superior install the signs in the lot notifying residents; Nichols 2nd motion. All BOD were in favor.
- iii. Nomination for 2009 Board of Directors – All current BOD agreed to run again. Otto Ledee agreed to run for the BOD. No other interest was expressed among residents.
- iv. Swing set maintenance/replacement –

