## 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, 2<sup>nd</sup> by Fraser, all approved.
- IV. Reports of Officers:
  - i. President: Todd Fraser NAii. 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. 25<sup>th</sup>. 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 82<sup>nd</sup> Terr Requested addition to house. Motioned for approval by Fraser; end by Nichols; all in favor
  - c. 7115 SW 85<sup>th</sup> Terr Request to add fence to property border. Motion to approve (provided shadow box fencing is used) by Fraser; 2<sup>nd</sup> by Nichols; all in favor. (Note: Approval letter will recommend property owner has the property surveyed prior to installing fence.)
  - d. 8614 SW 66<sup>th</sup> Lane Request to add fence to property border and remove a pine tree. Motion to approve by Fraser; 2<sup>nd</sup> by Lounds-Singleton; all in favor.
  - e. Adjournment Motion by Fraser; 2<sup>nd</sup> 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 2<sup>nd</sup> 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 low 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 2<sup>nd</sup> 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 -

- a. The current swing set is in violation of current code and needs to be removed/replaced or resurfaced and remounted.
- b. The BOD decided they did not want to repair the current swing set, and would prefer to replace it with a new one.
- c. The BOD was presented with one quote for replacement of the swing set. The quote was from Miracle for \$2102.18.
- d. The BOD agreed to pursue replacement of the swing set in the spring after an attempt to settle on a cheaper price or other pricing options with Miracle.
- e. Mentone currently has approximately \$5000 that can be used toward the purchase of a new swing set, surfacing, borders and the removal of the old set.
- v. Mentone Holiday Light Contest Award Winners

a. BEST OVERALL
b. ARTIST'S CHOICE
c. CHILDRENS CHOICE
d. ELEGANCE AWARD
e. INNOVATIONS
f. CLARK GRISWOLD AWARD

6744 SW 81<sup>ST</sup> TERR
7006 SW 85<sup>TH</sup> TERR
7010 SW 81<sup>ST</sup> DR
6505 SW 88<sup>TH</sup> ST
8215 SW 72<sup>ND</sup> PL
7221 SW 81<sup>ST</sup> DR

- IX. Mentone Home and Yard Standards A previous committee created the current 'Mentone Home and Yard Standards' which needs to be rewritten. There are two areas that are problematic and are not consistent with Florida law. 1. The use of clotheslines cannot be prohibited or enforced as stated in our standards. 2. The use of outside antennas needs to be changed to say, "allowed without approval of ARC committee." Nichols will rewrite the standards and present them to the BOD for approval.
- X. Homeowner Questions/Comments
  - a. Dog dropping are a constant problem around the common areas and in yards of neighbors.
  - b. A reference was given for a licensed and insured handyman that may allow us to save money.
  - c. Is window tinting allowed on the back side of a house? Probably yes, but must submit ARC request if any portion of your back windows are visible by a neighbor or street traffic.
- X. Adjournment 8:01p

Approved at February 19th Board meeting