

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting

July 21, 2016

6:30pm

Mentone Board of Directors meeting called to order by Board President, Irving Lampert at 6:51 PM. Quorum established.

Members Present: Paul Chandler (Vice - President), Irving Lampert, (President), Mary Opel (Director) and John Storey (Director).

Member Absent: John Kaercher (Secretary) and Jacob Robinson (Treasurer).

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Dave Jenkins

Consideration of Minutes: Lampert made a motion to approve the June 2016 meeting minutes as written. Chandler 2<sup>nd</sup> the motion and it was approved unanimously.

Resident Comments: N/A

Reports of Officers:

- President – Irving Lampert: No Report
- Vice President – Paul Chandler: No Report
- Secretary – John Kaercher: Not Present, No Report
- Treasurer – Jacob Robinson: Not Present, No Report

Committee Reports:

- Financial– Dave Jenkins – Reported that the pool pump reserve line item is in the hole and will need to be looked at closely during the budgeting process but all other items are in line.
- Playground, / Recreation / Pool – Dave Jenkins – No Report
- Social – Debra Martinez – Martinez was not present but asked Burch to report that the Ice Cream Social is planned for Saturday, August 13<sup>th</sup>.
- Welcoming / Love They Neighbor – Debra Martinez – No Report
- Architectural Committee (ARC)

General Manager's Report:

- CCR. Landscape – Burch reported that there would be 107 friendly reminder letters, 81 – 30-day violation letters, 15 -15 day letters and 16 fine notifications going out in July. 82 violations were closed.
- Key Fob Deactivation –Chandler made a motion to deactivate all fobs for properties that had a balance over 90 days' delinquent. Lampert 2<sup>nd</sup> the motion and it was approved unanimously.
- Burch reported that there were accounts on the delinquency report which the Association attorney recommended be written off as the debt was from previous owners and was not collectible. Lampert made a motion to write off the debt for account 0611 in the amount of \$1,121.08, account 0713 in the amount of \$153.25 and account 0723 in the amount of \$159.00.

Unfinished Business:

- Action items were reviewed and updated, attached.

- Jeremy Massicotte, owner of J.M. & Associates, the landscape company for the Association was present to discuss concerns with the Board and residents. Chandler noted that the attention to detail had been lacking for the last several months and the Association would need to see improvement. Jeremy stated that he would be onsite with the crew more often and would ensure that those attentions to detail items were being addressed. Jeremy noted that the grass at on the east side of the front entrance is struggling and many areas are bare and in need of attention, however, he is hesitant to recommend re-sodding the area as it will need to be disturbed during the irrigation project. Lampert made a motion to have a pallet of Bahia sod laid to fill in the bare areas as a temporary solution until after the irrigation project is completed in the winter. Storey 2<sup>nd</sup> the motion and it was approved unanimously. Jeremy was also asked to put together a plan to remove the juniper at the front entrance and at the pool area and make recommendations on low maintenance, Florida friendly options.

New Business: N/A

- The meeting was adjourned at 8:15 PM.