

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
January 19, 2017
6:30 PM

Mentone Board of Directors meeting called to order by Treasurer Jacob Robinson at 6:30 PM. Quorum established.

Members Present: Irving Lampert, (President), Paul Chandler (Vice – President), Jacob Robinson (Treasurer), Mary Opel (Director) and John Storey (Director)

Member Absent: Kim Stricklan (Director)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Judy Buhmeyer, William, Jennifer & Claire Kuntz, Mackenzie Peil, Robert Pisco, Jason Reddy, Erin & Jacque Sessions

Consideration of Minutes: Lampert made a motion to approve the December 15, 2016 meeting minutes as amended. Robinson 2nd the motion and it was approved unanimously.

Resident Comments:

- Mackenzie Peil reported that she has seen other Associations have a POD set up for the Holiday season for UPS and FEDEX to drop packages off during the day and deliver during the evening when more owners are home. She suggested that the Association look into having a POD for the 2017 Holiday season.

Jeremy Massicote owner J.M. & Associates, LLC (current lawn maintenance company for Mentone common areas) was present to discuss items with the Board of Directors.

- The lock on the irrigation clock at the front entrance had been broken by someone and it kept being turned off. This had caused some of the newly installed plants to die due to lack of water. The dead plants had been replaced and seemed to be doing well. Jeremy recommended that the clock be replaced with a Hunter clock which had a much stronger lock at a cost of \$250.00. Robinson made a motion to purchase the clock and have it installed as soon as possible. Lampert 2nd the motion and it was approved unanimously.
- Jeremy reported that 120 yards of mulch had been ordered to be delivered the last week of January and the 1st week of February to be installed at the front entrance, in the traffic circles and at the pool area. Any additional mulch would be spread throughout the jogging trail in the areas that were low.
- Discussion took place with the Board on the condition of the Pecan Grove, there are several trees that have died with the likely cause being bad soil. Jeremy recommended keeping the healthy trees and only taking out the dead or diseased trees and fertilizing the remaining trees. He stated that fertilization would require irrigation in that area and asked that the Board set aside some time to meet with him in the area to review options. The Board agreed to review dates for an onsite meeting via email. It was suggested that a community garden via raised beds be placed in the area that the dead trees were removed from. Dave Jenkins commented that a community garden should be run by the community and not something that the Association should be responsible to maintain, meaning that owners should be responsible to water with buckets, weed beds, seed and harvest plots. Jenkins volunteered to poll the Facebook group for interest.

Reports of Officers:

- President – Irving Lampert: No Report.
- Vice President – Paul Chandler: No Report.
- Secretary –N/A
- Treasurer – Jacob Robinson: No Report
- Board Member – John Storey: No Report.

Committee Reports:

- Financial– Dave Jenkins: Jenkins presented a report that the Association ended 2016 with \$48,271.48 in net income. He recommended that the Board move \$8,000 to the Pool Pump reserve line item and \$30,000 to the General Reserve line item. Robinson made a motion to approve the transfer of operating funds to the reserve line items as recommended by Jenkins. Lampert 2nd the motion and it was approved unanimously.
- Playground, / Recreation / Pool – Dave Jenkins: Jenkins requested an update as to whether the pool heater had been “winterized” as it was last year. Kelly reported that she had checked with Karl and he stated that he turns the heater on to cycle each visit. Kelly stated that she will touch base with Wally the contracted that completed the setup for winterizing. Kelly also reported that the leak in the kiddie pool has not been located yet but Aquatic Maintenance believes that it is in the wet tank. It will cost approximately \$500.00 to locate the leak and it must be done before a contractor can provide a bid for repair. It was suggested that a price be obtained for a new wet tank as the current one has been repaired numerous time. Kelly reported that she reached out to Karl regarding a water feature in the kiddie pool area and was provided the name of the engineer that drew up the plans for Longleaf’s water feature. The cost for plans would be roughly \$5,000.00. Robinson suggested searching for a copy of the plans that were attached to the permit that was pulled when the pool was built.
- Social – Debra Martinez – Martinez reported through Kelly that all Holiday signs had been collected and gift certificates presented to winners. The Committee would begin looking at event dates for 2017 event dates soon.
- Welcoming / Love They Neighbor – Debra Martinez – Martinez reported through Kelly that letters continue to go out as monthly reports are received.
- Architectural Committee (ARC) –

General Manager’s Report:

- CCR. Landscape – Burch reported that there would be 52 friendly reminder letters, 19 – 30-day violation letters, 19 -15 day letters, 9 fine notifications in December. 43 violations were closed.
- Cost analysis of including pictures with letter – Kelly reported that during the most recent inspection she had taken pictures of each home that had a violation noted and would send pictures with the letters to track the time that it took to compare with the normal process. She would then inform the Board of the time difference to negotiate a price with the Board.
- Key Fob Deactivation – Kelly reported that there was one new deactivation for the month. Chandler made a motion to deactivate key fobs for all accounts that had a balance 90 days or more delinquent. Robinson 2nd the motion and it was approved unanimously.

Unfinished Business:

- Review of Action items was tabled

New Business:

- Appointment of Nominating Committee – Kim Stricklan, David Jenkins and Erin Sessions volunteered to serve on the Nominating Committee. It was explained that this Committee would be responsible for reviewing all candidates that wished to be placed on the ballot for election and provide the management company with the names of those that they felt were most qualified for

the position and should be placed on the ballot. Robinson made a motion to appoint the above-named volunteers. Chandler 2nd the motion and it was approved unanimously.

- Appointment of Landscape Committee –Mackenzie Peil, Robert Pisco, Jacob Robinson and Jacques Sessions volunteered to serve on the Landscape Committee. It was explained that this Committee would be sent a list of all properties that were slated for a certified letter (15-day, fine notification or fine implementation) for approval prior to a notice going out or a fine being imposed. Chandler made a motion to appoint the above-named volunteers. It was 2nd by Storey and approved unanimously.
- On Street Parking – Kelly presented the Board with the language in the documents and an opinion letter from Attorney Julie Naim regarding enforcement of the covenant that permanent residents cannot park on the street. Many owners voiced concern over enforcement of the on-street parking covenant and felt that it would cause an uproar with residents and owners who would be very upset. Jenkins reviewed the opinion and noted that there have been no cases in Florida and Florida is a state that sides heavily with homeowners. Jenkins suggested that owners who are reported for parking on the street (with date stamped pictures) should be sent violation letters with a copy of the pictures. Kelly cautioned the Board that the Association has a duty to enforce the Covenants uniformly and the Association should either speak to, or gather additional information before making a final decision on the matter. The Board agreed to send Jenkins suggestion to the attorney review.
- Solicitation Requests on Website – Kelly reported that she consistently receives requests from outside companies, security, solar, phone companies, etc., to be allowed to advertise their services or be listed as a provider on the Mentone website. Lampert made a motion to deny any outside companies access to advertise or be listed on the Mentone website. Robinson 2nd the motion and it was approved unanimously.

There being no further business, the meeting was adjourned at 8:25 PM.