

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting

May 18, 2017

6:30 PM

Mentone Board of Directors meeting called to order by President Irving Lampert at 6:32 PM. Quorum established.

Members Present: Irving Lampert, (President), Mary Opel (Director) and John Storey (Secretary) Kim Stricklan (Director)

Member Absent: Paul Chandler (Vice President)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Rosanne Cottone & Mackenzie Peil,

Consideration of Minutes: Lampert made a motion to approve the April 20, 2017 meeting minutes as amended. Stricklan 2nd the motion and it was approved unanimously.

Resident Comments: Rosanne Cottone spoke to the Board regarding a CCR letter that she received. She requested specific information on the procedures in place on the inspections and letters that were sent to owners and asked if the Board was aware of the notices that were sent out. The Board and management company explained the procedure and advised of the CCR Review Committee which review all properties prior to any certified letters being sent out.

Reports of Officers:

- President – Irving Lampert: Lampert reported that he is awaiting the response from the insurance company prior to moving forward with anything on the soccer goal nets. Burch reported that she had placed the call but was waiting for a call back. Stricklan suggested using lead line for securing the net vs. a steel pole.
- Vice President – Paul Chandler: Not Present, No Report.
- Secretary –John Storey – No Report.
- Treasurer – N/A

Committee Reports:

- Financial– Dave Jenkins: Not Present – No Report.
- Playground, / Recreation / Pool – Dave Jenkins: Not Present. Burch reported that the plans for the kiddie pool cannot be located with the County. They said that they have either been destroyed or have been “miss-filed”. Burch also reported that the well would not work earlier in the week. Gainesville Pump was called out and found that the electrical box needed to be replaced as the pump was pulling more amps than the box could handle. The repair was made and everything was functioning properly as of Tuesday, May 16th. Stricklan reported that the pool has been wonderful and she has enjoyed it immensely.
- Social – Debra Martinez – Martinez was unable to attend. However, she provided Burch with information that the next social event was the Ice Cream Social which had been scheduled for August.
- Welcoming / Love They Neighbor – Debra Martinez – Martinez was unable to attend, however, she provided Burch with information that one (1) new homeowner letter had been sent out since the last meeting.

- CCR/Landscape Review: Mackenzie Peil: Peil reported that there had been some questions on the properties that had been sent for review. Burch answered a few of those questions at the meeting and requested that any other questions be emailed for review.
- Architectural Committee (ARC) –

General Manager's Report:

- CCR. Landscape – Burch reported that there would be 103 friendly reminder letters, 44 – 30-day violation letters to be sent out. 20 -15 day letters would be sent to the CCR Review Committee to look at in May. Additionally, Burch requested clarification from the Committee on 10 properties that the Committee recommended not to send a certified letter to in April as to how to proceed with Covenant Enforcement. 68 violations were closed.
- Key Fob Deactivation – Stricklan made a motion to deactivate all key fobs for accounts that were 90 days or more delinquent. Lampert 2nd the motion and it was approved unanimously.

Unfinished Business:

- The Action Items were reviewed and updated, attached.

New Business: Jeremy with J.M. & Associates (owner of lawn maintenance company for Association) was present to discuss several open items.

- As there was a vacancy on the Board of Directors, Stricklan made a motion to appoint Mackenzie Peil as a Director. Storey 2nd the motion and it was approved unanimously.

There being no further business, the meeting was adjourned at 7:21 PM.