

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
September 21, 2017
6:30 PM

Mentone Board of Directors meeting called to order by President Irving Lampert at 6:30 PM. Quorum established.

Members Present: Irving Lampert, (President), Paul Chandler (Vice President), Mary Opel (Director), Mackenzie Peil and Kim Stricklan (Director)

Member Absent: John Storey (Secretary)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: David Jenkins, Ron Larson, Liz Nelson & John Stricklan

Consideration of Minutes: Lampert made a motion to approve the July 20, 2017 meeting minutes as written and the August 17, 2017 meeting minutes as amended. Stricklan seconded the motion and it was approved unanimously.

Resident Comments: N/A

Reports of Officers:

- President – Irving Lampert: Lampert reported that he is still waiting on the estimates for the soccer goal nets. He also reported that he met with Mr. Kristof who was at the last meeting and that his driveway has been cleaned.
- Vice President – Paul Chandler: Chandler requested that the GRU property along Archer Road be mowed on the same schedule as the retention ponds to keep the entrance area looking nice. Burch was asked to obtain a price from Jeremy and email it to the Board. Burch was asked to request that Jeremy mow that area at no charge as the soccer field did not have to be mowed for a few weeks while it was left to seed.
- Secretary –John Storey – No Report.
- Treasurer – N/A

Committee Reports:

- Financial– Dave Jenkins: Jenkins reported that the August Financials look good. Jenkins also reported that he investigated the CDARS program with Ameris Bank and it is opinion that it appears that the system would be too complex and he recommend moving the funds to another bank. CDARS requires the laddering of funds and it would be cumbersome to track. Burch was asked to shop rates with other banks for reserves accounts.
- Playground, / Recreation / Pool – Dave Jenkins: Stricklan requested a key to the padlock that will be used to lock the front gate when the pool will be closed. Burch was instructed to purchase a chain and padlock and obtain 4 keys to the lock to distribute and put the chain and lock in the closet. Burch reported that placing the magnets on the outside so that the gate opened outward would cost approximately \$1,000.00. Stricklan made a motion to approve the expense. Chandler seconded the motion and it was approved unanimously.
- Social – Debra Martinez – Martinez was not present but sent a report with Burch that the Halloween Event has been scheduled for October 21st. Burch reported that she would coordinate with the Sheriff's Office to have 3 Deputies in place for Halloween. Burch requested help from one of the Board Members to organize volunteers to help with staking the common areas. Mackenzie

volunteer to chair this and Kim volunteered to send her a map of the community with the common areas highlighted that needed to be staked and roped off to prevent parking.

- Welcoming / Love They Neighbor – Debra Martinez – Martinez was not present but sent a report with Burch that new welcome packages were sent out.
- CCR/Landscape Review: Mackenzie Peil: Peil – Peil reported that she did not receive the report via email from the past inspection. Burch stated that she would double check her email to find out what happened.
- Architectural Committee (ARC) –

General Manager's Report:

- CCR. Landscape – No letters were sent out in the month of September due to Hurricane Irma.
- Key Fob Deactivation – Chandler made a motion to deactivate all key fobs on accounts that had a balance 90 days or more past due. It was seconded by Stricklan and approved unanimously.

Unfinished Business:

- The Action Items were reviewed and updated, attached.

New Business: N/A

There being no further business, the meeting was adjourned at 7:36 PM.