

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
March 15, 2018
6:30 PM

Mentone Board of Directors meeting was called to order by President Irving Lampert at 6:31 PM. Quorum was established.

Members Present: Irving Lampert (President), Kim Stricklan (Vice President), Mackenzie Peil (Secretary), John Storey (Treasurer) & Mary Opel (Director)

Member Absent: N/A

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Drew Bentley, David Jenkins & John Stricklan

Consideration of Minutes: Stricklan made a motion to approve the February 15, 2018 meeting minutes as written. Peil seconded the motion and it was approved unanimously with Storey abstaining.

Resident Comments: Kim Stricklan requested confirmation on a date for the community yard sale. Burch reported that it had been scheduled for April 14th.

Reports of Officers:

- President – Irving Lampert: No Report
- Vice President – Kim Stricklan: No Report
- Secretary – Mackenzie Peil: No Report
- Treasurer – John Storey: No Report

Committee Reports:

- Financial– Dave Jenkins: Jenkins reported that he would review the February financials via email and send the Board a report to review.
- *Playground, / Recreation / Pool – Dave Jenkins: Jenkins reported new nets were needed for the basketball hoops and the privacy net was down on the tennis court. Jenkins requested that when the tennis court is resurfaced, or restriped, that the Association have it striped for pickleball as well. Lampert reported that the new soccer goal nets were in place. Stricklan reported that pool heater was not working, a new computer panel was needed, and a cost estimate had been sent to her in the amount of \$3,6000. Stricklan made a motion to approve the estimate for the heater repairs. It was seconded by Peil and approved unanimously. It was noted that Wally must travel from Jacksonville to service the heater and suggested that a more local company be contracted for the work. Burch reported that the manufacturer requires certain companies to service the equipment to maintain the manufacturer warranty. Burch reported that she would check to see if any other local contractors could service the heater
- Social – Debra Martinez – Not Present, No Report.
- Welcoming / Love They Neighbor – Debra Martinez – Not Present, No Report.
- CCR/Landscape Review: Mackenzie Peil: Peil – Burch requested a meeting with Peil to discuss formatting of the spreadsheet. It was scheduled for Friday, March 23, 2018. Burch noted that Peil was the only person on the Committee and that inspections should not be completed with just one person. Peil reported that Jason Reddy also completed the inspections with her. Kim and John Stricklan volunteered to serve on the Committee and complete inspections with her.

- Architectural Committee (ARC) –

General Manager’s Report:

CCR. Landscape – Burch reported that she still had 5 streets to complete on the inspection and she would email the figures on letters that would be sent out to the Board. Stricklan requested that the 15-Day & Fine Notice spreadsheet be complete within one week of the inspection and emailed to Peil and Stricklan for review. Additionally, Stricklan requested that notices to owners be sent by management a maximum of one day after the spreadsheet is received back from the Committee. Lampert made a motion to amend the policy as suggested by Stricklan. It was 2nd by Stricklan and approved unanimously.

- Key Fob Deactivation – Stricklan made a motion to deactivate all key fobs on accounts that had a balance 90 days or more past due. It was 2nd by Peil and approved unanimously.

Unfinished Business:

- The Action Items were reviewed and updated, attached.

New Business:

Fining Policy: Stricklan made a motion to adhere to the Association’s Declaration and fine \$25.00 per day for a violation until such violation has been corrected, up to \$1,000.00. Lampert 2nd the motion and it was approved unanimously.

8038 SW 67th Road: Based on possible court costs vs. rent collections, Stricklan made a motion to hold off on Association foreclosure proceedings. Storey 2nd the motion and it was approved unanimously.

Speeding/Radar Request: Burch presented an owner request to allow the Alachua County Sheriff’s Department to post within the community and run radar for speeding during non-peak times of their shifts. The Board agreed by consensus to allow the Sheriff’s Office within community to run radar.

7122 SW 84th Way: Stricklan requested to be copied on all CCR letters to the owners/tenants of the property to ensure that the proper timelines can be tracked, and she can help follow up on the property.

There being no further business, the meeting was adjourned at 7:58 PM.