

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting

June 21, 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: David Jenkins, Debra Martinez and John Stricklan

Consideration of Minutes: Lampert made a motion to approve the May 17, 2018 meeting minutes as written. Opel seconded the motion and it was approved unanimously.

Resident Comments:

Reports of Officers:

- President – Irving Lampert: Lampert reported that he has received complaints from residents concerning speeding through the community and requests for speed bumps. It was discussed that the roads throughout the community are owned by Alachua County and the Association has no authority to install speed bumps on roads that are not owned by the Association.
- Vice President – Kim Stricklan: No Report
- Secretary – Mackenzie Peil: No Report
- Treasurer – John Storey: No Report

Committee Reports:

- Financial– Dave Jenkins: Jenkins reported that the April financial reports looked good. He noted that he would only use completed financial reports that had been posted to the website to prepare his reports to the Board to prevent confusion as the financials included in the meeting packets are “working” documents vs. the month end documents and he would like to provide a report on a completed month end document.
- *Playground, / Recreation / Pool – Dave Jenkins: Jenkins reported that the light in the SW corner of the pool was not working and the bathroom door was not unlocked. Additionally, he requested that two (2) new life rings be purchased for the pool area. Stricklan made a motion to purchase the new life rings. It was 2nd by Lampert and approved unanimously.
- Social – Debra Martinez – Martinez reported the Ice Cream Social was scheduled for August 11th from 2:00 to 4:00 PM and she would get the flyer to Kelly for approval and distribution to residents.
- Welcoming / Love They Neighbor – Debra Martinez – Martinez reported that she sends out letters once per month as the new owner report is provided to her by the management company and she receives about a 50% response from the new owners to pick up their gift cards.
- CCR/Landscape Review: Mackenzie Peil: Peil reported that there was a delay in the time between the inspection that took place and when the spreadsheet was updated and sent back to the management company due to life happenings.

- Architectural Committee (ARC) –

General Manager's Report:

CCR. Landscape – Burch reported that there were 91 violations closed, 140 Friendly letters and 79 Violations to go out in the month of June. Additionally, there were 55 Fine Notifications added to the CCR/Landscape Committee's spreadsheet to be reviewed.

- 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 Lampert and approved unanimously.

Unfinished Business:

- The Action Items were reviewed and updated, attached.

New Business:

Homeowner Questions/Comments

N/A

There being no further business, the meeting was adjourned at 7:05 PM.