

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
January 17, 2019
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), Mackenzie Peil (Secretary), Courtney Chronley (Director) Erin McCombie (Director) & Mary Opel (Director)

Member Absent: John Storey (Treasurer),

Guardian Association Management Staff Present: Kelly Burch was present via speaker phone.

Homeowners Present: Homeowners present were Judy Buhmeyer and David Jenkins

Consideration of Minutes: Lampert made a motion to approve the Janu 3, 2019 meeting minutes as amended. McCombie seconded the motion and it was approved unanimously. The Board requested that management have the meeting minutes to them via email within one week of the meeting.

Resident Comments: N/A

Reports of Officers:

- President: Irving Lampert – Lampert reported that he believed it would be helpful to homeowners to include suggestions to owners as part of the CCR process and was thinking of approaching the Master Gardner program through IFAS to see if they would do a presentation to the community. McCombie suggested that the Board create and publish a standard to the community. It was also suggested that a list of recommended contractors be created that owners and residents could reach out to.
- Vice President: N/A
- Secretary: Mackenzie Peil – No Report
- Treasurer: - John Storey – Not Present, No Report

Committee Reports:

- Financial– Dave Jenkins: October Report – Jenkins reported that the December financials looked good, the Association legal fees were the only item that continued to remain overspent.
- Playground/Recreational/Pool: Dave Jenkins – Jenkins reported that he hadn't used the pool much due to the colder weather. Burch reported that pool heater was scheduled for the requested maintenance in late February. The Board requested that it be moved to mid-February and the heater be set at 78 degrees until the pool was opened for the season.
- Social: Debra Martinez - Not Present, No Report.
- Welcoming/Love thy Neighbor: Debra Martinez – Not Present, No Report
- CCR/Landscape Review: The CCR/Landscape Committee requested that violations be reviewed by their Committee. The Board agreed by consensus that the regular spreadsheet be sent via email after each inspection and the Committee would decide if letter for violations should be sent. Additionally, the Committee advised management that the drive through of the community should be completed the Tuesday prior to the third Thursday of each month and the spreadsheet sent to the Committee by the date of the Board Meeting. The Committee would then complete the

inspection of the properties that weekend and have their report back to the management company by the following Tuesday for letters to be sent to owners.

General Manager's Report:

CCR. Landscape – Burch reported that for the month of January 79 Friendly Reminder letters and 52 Violations were sent. 45 violations were closed. There were 23 properties total added to the

CCR/Landscape Committee's spreadsheet to review.

- Request for Waiver of Fines – N/A
- Key Fob Deactivation – Peil made a motion to deactivate key fobs for all properties that had a balance over 90 days delinquent. Lampert 2nd the motion and it was approved unanimously.

Unfinished Business:

- The Action Items were reviewed and updated, attached.
 - Chronley made a motion to approve the proposal from Whittles Roofing. It was 2nd by Lampert and approved unanimously.
- Security Camera Proposals: Chronley made a motion to deny all the security camera proposals based on the cost. Peil 2nd the motion and it was approved unanimously.

New Business: N/A

Resident Comments: N/A

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