

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
FEBRUARY 1, 2012

MINUTES

Jeff Hmara, President called the meeting to order at 6:35 pm.

Officers and Directors present: Jeff Hmara, President; Eileen Feiertag, Vice President; Max Mollohan, Secretary; David Schenkelberg, Treasurer; Ross Shillingford and Garry Garramone, Directors. Bernie Holmstock, Director, arrived late (6:50 pm). Lynn Linfante, Property Manager, and Dianne Gasc, Assistant Property Manager, also attended.

Motion made by Eileen Feiertag to waive the reading of the minutes.
Seconded by Ross Shillingford.
Motion carries 6-0.

Motion made by Eileen Feiertag to approve the January 10, 2012 minutes as written.
Seconded by Max Mollohan.
Motion carries 6-0.

REPORTS:

President's Report:

Jeff Hmara opened the meeting and talked about the Goals and Objectives for the 2012 Board of Directors. Jeff will submit his report at a later date.

Treasurer's Report:

See attached Treasurer's Report ending December 31, 2011. Dave Schenkelberg explained the financial report and that it was a preliminary report only and some adjustments still might be made by the accounting firm. Dave Schenkelberg talked about our first set of "write offs" for bad debt which was about \$7,000.00. The laws have changed now and when the banks take title after a foreclosure we do not always get the money owed and have no choice but to write them off.

Dave also mentioned that we recently received \$33,000.00 from Kinsey's office for closings and payment plans for the time period between November 5, 2011 and January 16, 2012.

Property Managers Report:

See attached report.

Mr. Jeff Mangle of Palm Beach Aquatics came to the meeting to speak about adding more grass carp into the lakes. The lakes are looking good and by adding more grass carp, it may help would help cut down on future chemical treatments and skimming. Jeff Mangle stated that the

Florida Fish and Wildlife Society recommended adding 850 grass carp, but so far MGMA only put in 365 carp.

Motion made by Bernie Holmstock to add 300 grass carp for a cost of \$4,101.04.

Seconded by Ross Shillingford.

Motion carries 7-0.

COMMITTEE REPORTS:

Landscaping:

Motion made by Ross Shillingford to go forward with phase two of palm tree replanting of 29 foxtails, not to exceed \$5,095.00 and after receiving 3 competitive bids.

Seconded by Eileen Feiertag.

Motion carries 7-0.

It appears that there has been dumping of fronds in the preserve areas. It was recommended to have something put in the monthly newsletter instructing the homeowners not to dump anything in the preserves or lakes.

Government Liaison:

Jeff Hmara talked about the Royal Palm Beach a new park with 160 acres that is currently under construction on Royal Palm Beach Boulevard, with a projected completion date by the 4th of July.

Eileen Feiertag reminded everyone to get out and vote in the Village Council Elections to be held on March 13, 2012. In Madison Green there are 2100 registered voters. There are two Madison Green residents running for this position. She stressed the importance of getting the word out to our residents the importance of having a Madison Green resident on the Royal Palm Beach Village Council.

Activities:

Bernie Holmstock spoke about having a garage sale this Spring. MGMA has done this in the past and it was successful.

Eileen Feiertag announced there is a homeowner, Stacey Shuster, interested in heading up the Activities Committee. Eileen asked Bernie Holmstock if he would be the Board liaison for the Activities Committee and he gladly accepted. Bernie will contact Stacey.

ARC:

No report. Eileen Feiertag reported that the Ad-hoc ARC Exterior House Paint Committee received three recommendations for exterior paint colors which will be reviewed. The requests for paint recommendations has been posted on the Website, Channel 63, at the Clubhouse, and in the Madison Green newsletter. Because the January newsletter came out late in January, Eileen recommended waiting for the committee to meet until the end of February to allow more time for feedback.

Privilege Suspension Committee:

Dianne Gasc read the Privilege Suspension Committee Report for Steve Feiertag, who was not present. In the report Steve suggested that the Board appoint an additional alternate member to the committee. Chris Yacovella volunteered.

UNFINISHED BUSINESS:

Preserve Clean Up:

Lynn Linfante talked about EPA. As per regulation, we must leave the preserve areas in their natural state.

Lexington Tree:

Motion made by Eileen Feiertag to remove the tree in Lexington, not to exceed \$100.00.
Seconded by Dave Schenkelberg.
Motion carries 6-1. Gary Garramone abstained.

Golf Club Update:

Gary Garramone will be seeking assistance from Todd Schenweatter, the owner of the Madison Green Golf Course, to finalize the modifications to the monument signs at the entrance to the Clubhouse on Crestwood Boulevard.
Motion made by Gary Garramone to engage legal council to draw up an agreement with the Golf Course listing our requirements for the monument sign changes not to exceed \$350.
Seconded by Max Mollohan.
Motion carries 6-0. Bernie Holmstock abstained.

Facebook:

It was pointed out the Madison Green Master Association Facebook page was set up by an individual. Therefore, the Board has no right to make any demands on how it is to be run. Bernie Holmstock volunteered to network with Donna Broder on this issue.

NEW BUSINESS:

MGMA Code of Ethics:

The Board of Director's Code of Ethics was distributed to the Board. Jeff Hmara asked that each Board Member read this document and sign and date it and return it to Lynn Linfante.

Project Leads for 2012:

- a. ARC Ad-hoc Exterior House Paint Committee - Eileen Feiertag
- b. Landscaping and Lakes - Ross Shillingford
- c. Playground clean-up and sand replacement: Lynn Linfante and Bernie Holmstock
- d. Holiday lights: Dave Schenkelberg

- e. Repair of sidewalks: Lynn Linfante and Ross Shillingford
- f. Okeechobee berm: Ross Shillingford
- g. Replacement of unhealthy or dying trees: Ross Shillingford
- h. Children's pool mushroom: Joe Schelorke (resident)
- i. Perimeter plantings: Ross Shillingford
- j. Gym equipment: Jeff Hmara and Lynn Linfante
- k. Golf Course liaison: Gary Garramone
- l. New legal council: Max Mollohan

MGMA Committee Members:

Current Committees are: ARC, Privilege Suspension, and Activities. Review of committee members will be discussed at the next meeting

Basketball Tennis Lighting Vendor:

Motion made by Eileen Feiertag that we engage George's Boom as our source contractor for lighting and electrical repairs on the tennis and basketball courts based on the Property Manager's recommendation.

Seconded by Bernie Holmstock.

Motion carried 7-0.

Motion made by Eileen Feiertag that when six (6) lights are out on either the tennis or basketball courts, the Board approved vendor will be called. Additionally, the property manager can make a judgment call to call in the Board approved vendor even if six (6) lights are not out, if he/she decides it's not adequately lit or for security reason action should be taken.

Seconded by Ross Shillingford.

Motion carries 7-0.

Timing of Phase Two:

Motion made by Ross Shillingford to continue the phase 2 of the Okeechobee berm replanting on the four (4) remaining locations, where existing landscaping has been destroyed, not to exceed \$4,400.00 after receiving 2 additional competitive bids.

Seconded by Eileen Feiertag.

Motion carries 7-0.

Lake intake screens:

Motion made by Dave Schenkelberg to approve SBT's invoice for \$2,845.00 for three intake screens, contingent on fair market price. The Property Manager will inform the Board if SBT's pricing is fair before going ahead with the work.

Seconded by Gary Garramone.

Motion carries 7-0.

Increase Patio Rental:

Motion made by Eileen Feiertag to increase the rental fee for the patio \$ 150.00 for a 3 hour party time with a \$200.00 deposit fee.

Seconded by Bernie Holmstock.

Motion that carries 7-0.

Pressure Cleaning Clubhouse Roof:

Motion made by Ross Shillingford to have the Clubhouse roof and the spa pavilion cleaned by Stykes Pressure Cleaning based on the Property Manager's recommendation.

Seconded by Bernie Holmstock.

Motion carries 6-0. Gary Garramone abstained.

OPEN FORUM:

Donna Broder asked the Board to establish a policy on the pool use by the homeowners renting the patio.

Dom Yacovella asked for clarification on the Comcast money received by the MGMA.

Max Mollohan asked for the Board to look into renting of the gym equipment rather than repairing our equipment.

Courtney Bell ask for the status of the repair of the frayed carpeting in the Great Room.

ADJOURNMENT:

Motion made by Ross Shillingford to adjourn the meeting at 10:00 pm.

Seconded by Eileen Feiertag.

Motion carries 7-0.

Respectfully submitted,

Lynn Linfante

MGMA Property Manager