

MADISON GREEN MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JANUARY 10, 2012  
MINUTES

Jeff Hmara, President called the meeting to order at 6:30 pm.

Officers and Directors present: Jeff Hmara, President; Eileen Feiertag, Vice President; Max Mollohan, Secretary; David Schenkelberg, Treasurer; Bernie Holmstock, Ross Shillingford and Gary Garramone, Directors. Lynn Linfante, Property Manager and Dianne Gasc, Assistant Property Manager also attended.

Motion by Eileen Feiertag to waive the reading of the minutes and approve the December 5, 2011 and December 29, 2011 minutes as written.

Seconded by Max Mollohan. Motion carries 7-0.

**Reports:**

Presidents Report:

Jeff Hmara welcomed the new 2012 Board of Directors. Jeff spoke briefly discussing the goals and objectives for the upcoming year and more information would follow.

Treasurer's Report:

See attached Treasurer's Report ending November 31, 2011. Dave Schenkelberg explained that this report is showing expenses \$4427.00 under budget, but the 2011 final report will not show a surplus for the year.

Dave Schenkelberg talked about keeping the delinquencies down and working with John Kinsey to start foreclosing on individual units.

Motion made by Dave Schenkelberg: To approve the following payment plans for units that have titles issued to a third party due to a Village foreclosure action:

- Unit with balances less than \$5000 - one-quarter of balance due is required to be paid up front with the balance due in 6 equal payments over the next 6 months.
- Units with balances over \$5001 - one-quarter of balance due is required to be paid up front with the balance due in 10 equal payments over the next 10 months.
- Paid in full - If the new title holder would like to pay the balance due in **one** payment, the MGMA will waive ALL late fees and 75% of the interest due.
- On all plans - If a payment or a quarterly assessment payment is late, the tenant will be banned from the MGMA facilities until the entire balance is paid in full.

Eileen Feiertag seconded. Motion carries 7-0.

Motion made by Dave Schenkelberg: For the MGMA to immediately file for default judgment foreclosure on 6 unit owners: B, C, E, F, J and N (see separate report identifying the units).

Eileen Feiertag seconded. Motion 6-0. Gary Garramone abstained.

Lynn Linfante will make contact with the Village Management Companies and the Village Presidents to see where the Villages stand on each of these units in an effort to have done our due diligence. Lynn will also find out if the Village will demand immediate payment from MGMA of outstanding moneys due to the Village if the MGMA forecloses.

Motion made by Dave Schenkelberg: To instruct John Kinsey to file for personal judgment against 13 unit owners: A, D, H, I, K, L, M, O, P, Q, R, S, and T (see separate report identifying the units). Max Mollohan seconded. Motion carries 7-0.

Motion made by Dave Schenkelberg: For the MGMA to file foreclosure action on 14 homes with previous liens that are more than two quarters behind (unit owners: 1 through 12, 14 and 15; see separate report identifying the units). Kinsey will take action providing no sale date is set within 60 days or no response from village president's or property managers from these units. See attached. The MGMA will investigate if the unit is occupied and if there is a legal tenant in the unit before taking action. Eileen Feiertag seconded the motion. Motion carries 7-0.

**Topics:**

Motion made by Eileen Feiertag to approve the calendar for MGMA Board meeting dates for 2012. The Board will meet on the last Wednesday of each month, with the following two exceptions: Wednesday, September 19, 2012 and Wednesday, October 24, 2012.

Dave Schenkelberg seconded the motion. Motion carries 7-0

Motion made by Eileen Feiertag to send in the retainer of \$200 to Becker & Poliakoff for 2012.

Dave Schenkelberg seconded the motion. Motion carries 7-0.

Motion made by Eileen Feiertag to remove Joe Gall as a signatory on the MGMA checking account signatories and to add Max Mollohan.

Max Mollohan seconded. Motion carries 7-0.

Motion made by Eileen Feiertag to approve on a one time trial basis, political signs be allowed, based on the following restrictions:

1. A maximum of only ONE sign per dwelling unit.
2. The sign itself not larger than 24" wide and 18" high.
3. The sign must be lettered "professionally", and NOT hand drawn;
4. The sign cannot be placed closer than 5 feet from the front property line.
5. No signs are allowed to be placed on Master or Village common areas.
6. No signs can be posted any earlier than 31 days BEFORE the 3/13/12 election, and all signs must be removed within 5 days after the election.

Ross Shillingford seconded the motion. Motion carries 4-1. Eileen Feiertag and Jeff Hmara abstained.

Motion made by Bernie Holmstock to approve a change to our monument wall on Crestwood Boulevard as seen in the photo (see attached) with the condition that we have a written agreement with the Golf Club. The wording on the wall would stay the same size and be mirrored images of each other, that Golf Club will remove the MarBar sign if necessary, a deposit would be required, and a lease agreement would be established at \$1.00 per year, this agreement must be signed by both parties.

Max Mollohan seconded. Motion carries 5-0. Eileen Feiertag and Dave Schenkelberg abstained.

Jeff Hmara spoke with the Village of Royal Palm Beach and the MarBar withdrew their request for their signage on the Okeechobee Boulevard monuments due to Madison Green being a residential community and commercial signs are not allowed.

Goals and Objectives and Projects for 2012:

Gary Garramone made a motion to approve the MGMA Board of Directors 2012 Goals and Objectives handout as corrected (see attached) as a starting point for the coming year.  
Ross Shillingford seconded. Motion carries 7-0.

Confirmation of Committees and BOD Project Leads:

The following committees were confirmed:

- ARC
- Activities
- Privilege Suspension
- Government Liaison
- Contract - Steve Feiertag discussed that the Property Manager could have a Contract Committee to help with vendor contracts. It was decided to have a Contract Committee on call at Property Manager's discretion.

Major BOD Project Leads tabled until next meeting.

Communication Committee to be discussed at next meeting.

**Reports As Needed:**

Eileen Feiertag reported on the upgrades to the website.

Motion made by Eileen Feiertag to close down our Facebook page.  
Max Mollohan seconded. Motion was tabled.

Code of Ethics established by the prior Board of Directors will be emailed to the current Board for review. This will be discussed at the next meeting.

**Open Forum:**

Steve Feiertag spoke very briefly on delaying the cutting off the registered time for Homeowners to vote at Annual Meeting, as in his opinion it occurred too soon at our December 2011 election.

**Adjournment:**

Motion made by Eileen Feiertag to adjourn the meeting.  
Ross Shillingford seconded.  
Motion carries 7-0.  
Meeting adjourned 10:05pm.