



MADISON GREEN MASTER ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES  
May 25, 2017

Called to Order- Mr. Larsen, President, called the meeting to order at 6:32 pm.

Officers and Directors present were: Charles Larsen, President; David Schenkelberg, Treasurer; Maxine Yoss, Secretary; Gary Garramone, Director and Lorian Perrone, Director. Lynn Linfante, Property Manager and Kerri Peters, Assistant Property Manager, were in attendance. Michael Axelberd, Director and Bernie Holmstock, Vice President were absent from the meeting.

Charles Larsen stated the meeting was properly noticed and in accordance with the By-Laws and a quorum was present.

**MINUTES:**

Mrs. Perrone made a motion to approve the Minutes of the Board Meeting from April 27, 2017. Motion seconded by Mrs. Yoss and unanimously approved.

**REPORTS:**

**Treasurer's Report:** Mr. Schenkelberg reported the Association is under budget for the year. The Board is anticipating an increase for 2018 in the maintenance fees due to the implementation of the new Comcast services.

**Delinquencies** - Mr. Schenkelberg reported 58 units are delinquent this month and 6 of those units were sent to the attorney for collections. The Association is also going to foreclose on one unit.

**Property Manager Report:** Mrs. Linfante, Property Manager reported that Comcast has completed installing the conduit in Fairfax, The Estates and Oakmont Villages. They are 75% completed in Wyndham, Walden, Palm Estates and Saybrook Villages. Installation of fiber will start in approximately 30 days, weather permitting.

**Government Liaison Report:** Mr. Hmara, Village Councilman, reported the VRPB met to approve the Release and Assignment of Maintenance Obligations which includes the Villages of Saratoga Lakes, Oakmont, Fairfax and The Estates.

A senior advisory group has been established with Mrs. Yoss from Madison Green Master Association. One of the first things they will be looking at will be transportation for the senior residents.

**ARC Committee Report:** Mrs. Peters, Assistant Manager, reported the following are the MGMA ARC activities since the last report given on April 27, 2017. The MGMA ARC Committee meetings were held May 9, and May 23, 2017. A total of 19 ARC's were reviewed and approved by the Committee: 4 Exterior Paint; 3 Shutters Installation ; 1 Door Replacement; 4 Landscaping; 4 Fence Installation; 1 Impact Windows Installation; 1 Gutter Installation.

The MGMA Property Manager has done the final inspections and approved the return of 14 ARC deposits for: 2 Landscaping; 4 Exterior Paint; 1 Fence Installation; 1 Pool Installation; 4 Shutter Installations; 1 Screen Enclosure; 1 Door Replacement.  
A total of \$600 ARC deposits were forfeited.

**Golf Course Liaison Report:** Mr. Larsen reported that the Golf Course is looking good and has received some much needed rain.

**Lakes Liaison Report:** Mr. Larsen reported that Lake 16 and 17 are very brown. This will be discussed under New Business.

**Landscape Liaison Report:** Mrs. Yoss reported the 4 Dwarf Magnolia trees in front of the clubhouse have started to bloom.

**Activities Liaison Report:** No Report this month.

### **UNFINISHED BUSINESS:**

**Gate by East Monument on Okeechobee Blvd.** – Mr. Larsen reported the gate was approved at the last meeting and Wyndham Village is waiting for proposals.

**2016 Audit:** Mr. Schenkelberg reported the 2016 Audit has been postponed and will be rescheduled.

**Village Maintenance Assignments & Deeding Village Plots:** Mr. Schenkelberg reported the Association Attorney was present at the Village Meeting and they will be processing the documents for the Association and Villages to sign. Once these documents are signed then we will make our request to Minto.

### **Village President's Workshop**

The annual Village President's Workshop is scheduled for Wednesday, May 31<sup>st</sup> at 6:30 pm at the Clubhouse. Mr. Larsen is encouraging the Villages Presidents and/or representatives to attend.

**Photos and Plaque Honoring Eileen Feiertag** – Mr. Larsen reported that the photos and plaque honoring Eileen Feiertag were hung in the Clubhouse lobby and Lanai. This event was well attended. Kind words were expressed by Board members, staff members and residents remembering all the wonderful things Eileen has done for the community over the years

### **NEW BUSINESS:**

**Hiring Protocol** – Mr. Larsen reported the Association is working on written procedures for hiring staff for the Association. Mrs. Perrone has started work on this project and when completed will be sending it to the Property Manager for review.

**Landscape Contract** – Mrs. Linfante reported the landscape contract will be expiring in July. She is recommending a 2 year contract with no increase. Mrs. Yoss made a motion to approve

the contract with Mainguy with no increase for a 2 year period. Motion seconded by Mr. Garramone and unanimously approved.

**Mulch** – Mrs. Linfante reported that she has received two proposals for mulch and is recommending that we continue to use East Coast Mulch. A motion was made by Mr. Schenkelberg to approve the proposal for mulch in the common areas, including the clubhouse from East Coast Mulch and not to exceed \$7,900. Motion seconded by Mrs. Perrone and unanimously approved.

**July Pool Dates** – Mrs. Linfante reported the annual pool party will be Saturday, July 8<sup>th</sup> from 12 noon to 3 pm. A motion was made by Mr. Schenkelberg to approve the July 8<sup>th</sup> pool party at the clubhouse. Motion seconded by Mrs. Perrone and unanimously approved.

**Elliptical** – Mrs. Linfante asked this matter be tabled for the next meeting.

**Irrigation Pump** – Mrs. Linfante reported the irrigation pump that waters the clubhouse areas is failing and making loud noise. Two proposals were received for repairs or replacements. A motion was made by Mr. Schenkelberg to approve the proposal from Hydro Dynamics to replace the pump in the amount of \$1,670.00. Motion seconded by Mrs. Perrone. A discussion ensued. Motion was unanimously approved.

**Lakes 16 & 17** – The Property Manager, Mrs. Linfante has been in contact with Aquatic Systems and they have recommended doing some testing on Lake #17 to determine what might be the cause. Mr. Larsen made a motion to approve the proposal from Aquatic Systems, to perform additional testing in the amount of \$697.00 for Lake #17. Motion seconded by Mr. Garramone. A discussion ensued and the matter tabled until the next meeting.

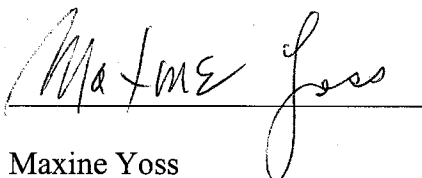
**OPEN FORUM:**

Mrs. Broder, a resident from Oakmont, discussed with the Board the cost of renting the Clubhouse lanai. She has received requests from other residents for the Board not to charge the residents a rental fee for use of the lanai. This matter will be placed on next month's Agenda.

**ADJOURNMENT:**

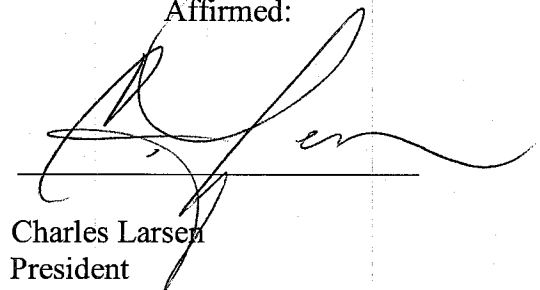
Mr. Schenkelberg made a motion to adjourn the meeting at 8:15pm. Motion seconded by Mrs. Yoss and unanimously approved.

Recorded By:



Maxine Yoss  
Secretary

Affirmed:



Charles Larsen  
President