

MADISON GREEN MASTER ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
August 31, 2016

Eileen Feiertag, President, called the meeting to order at 6:30 pm.

Officers and Directors present were: Eileen Feiertag, President; Charles Larsen, Vice President; David Schenkelberg, Treasurer; Maxine Yoss, Secretary and Gary Garramone, Director. Lynn Linfante, Property Manager, was in attendance. Bernie Holmstock, Director, had an excused absence and LoriAnn Perrone, Director, absent. Dianne Gasc, Assistant Property Manager, had an excused absence.

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

Motion made by Charles Larsen to waive the reading of the minutes from the Board of Directors Meeting held on July 27, 2016, and approve them as written.

Seconded by David Schenkelberg.

Motion carries: 4 - 0. Gary Garramone abstained.

**REPORTS:**

Treasurer's Report: David Schenkelberg reported that 70 units are 2 or more payments past due, but that is not unusual for this time of year. Our delinquency numbers continue to come down. We are very close to what we had budgeted.

Suspension of Clubhouse & Voting Privileges: David Schenkelberg reported that out of 20 units that the Board voted to suspend at the July meeting, 8 have paid in full, 2 set up payment plans, and 10 were sent to the collection attorney.

Property Manager Report: No questions were asked from the residents. Lynn Linfante reported that some of the items in her report will be discussed as agenda items.

Government Liaison: Jeff Hmara, VRPB Councilman, mentioned the Council is working on approval of the budget for the Village of Royal Palm Beach. The RPB High School is planning to start a Navy ROTC program in the 2017-18 school year. He reported the High School is off to a good start. There is a new principal at HL Johnson Elementary. The council is discussing making code changes to allow older shopping centers to be able to allow Micro Brewers or Brew Pub to open. He also spoke about the elections and that there are two seats open at ITID. Maxine Yoss asked what is happening with the Race Trac project? Jeff answered they are still waiting for permits. For more information on Village topics, please be in touch with Jeff Hmara (561-371-3581) or the Village of Royal Palm Beach website. Jeff sends out a monthly email update. If you are not receiving these, you can email Jeff at [jhmara@royalpalmbeach.com](mailto:jhmara@royalpalmbeach.com) to get on the list.

ARC Committee Report: Eileen Feiertag reported for Dianne Gasc that the following are the MGMA ARC activities since the last report given on July 27, 2016: The MGMA ARC Committee meetings were held August 2, 16, and 30, 2016. A total of 14 ARC's were reviewed and approved by the Committee: 1 for shutters installation; 5 for exterior painting; 1 for pool installation; 1 for door replacement; 2 for landscaping; 1 for fence installation; 1 for gutter installation; and 2 modifications to previously approved ARC. The MGMA Property Manager has completed the final inspection and approved the return of 12 ARC deposits for: 1 for landscaping; 1 for security cameras installation; 1 for driveway resurfacing; 1 for hurricane shutter installation; 3 for fence installations; 4 for exterior painting; and 1 for gutter installation.

A total of \$600 ARC deposits were forfeited. These ARCs were approved over a year ago and the homeowners never submitted a final inspection for the return of their deposit. Eileen reported that Dianne Gasc has been sending out reminder letters to homeowners whose applications are expiring, as directed by the Board.

Golf Course: Charles Larsen commented he is happy it's raining. Everything is green.

Lakes/Preserves: Charlie Larsen reported he drove around ¾ of the lakes this month with our lake maintenance vendor and several lakes did not look good because the Vertex technicians sprayed for weeds. The weeds are all dying and floating in the lakes. The lakes need the rain for the weeds to settle, it definitely helps the lakes.

Landscape Liaison: Maxine Yoss reported that our new landscaping company, Mainguy, is doing an excellent job.

Activities: Bernie Holmstock was excused from the meeting. Eileen Feiertag reported the annual Halloween party will be held on October 30<sup>th</sup>.

### **UNFINISHED BUSINESS:**

Bulk Provider: David Schenkelberg reported the contract was submitted to Comcast for final review. The contract has not been signed. He will be speaking to the attorney before the next meeting.

Evans Torthon, a Pinehurst resident, had questions about the cable/internet contract. Steve Feiertag, a Fairfax resident and Chairperson of the Ad-Hoc Bulk Provider Committee, said he would be happy to answer all of Mr. Torthon questions after the meeting.

Village Maintenance Assignments: Fairfax and Oakmont Villages have signed agreements. The MGMA is waiting on Saratoga before filing the agreements. David Schenkelberg will be reaching out to Max Mollohan, President of Saratoga.

Deeding Village Plots: David Schenkelberg reported that he had a conversation with the attorney and there were some hiccups, recording issues, and title posting errors. These corrections are in the works and then the attorneys can move on to the next step.

Lake Fountain: Charles Larsen reported the electricians (Sansone) are very close to finishing the work. There has been a rain delay this week, but should wrap it up in the next few days. The wire has to be pulled and that should finish the job.

Pool Maintenance & Repairs: Completed.

Okeechobee Berm Shrub Replacement: Lynn Linfante reported that she has the proposal from Mainguy Landscapers for both the east and west berms on Okeechobee Boulevard, but is waiting for Wyndham Village to give their proposal for the inside of the east berm. Lynn should have it sometime next week.

Mainline Irrigation Break by Pine Road: Completed.

Budget Dates and Annual Members Meeting Dates: Eileen Feiertag said these dates were approved at the last month's Board Meeting and will be posted on the website in September.

### **NEW BUSINESS:**

#### **Ratification of Gym Repair Expense:**

Motion made by Maxine Yoss to ratify the \$2,650 expenditure of the replacement of the compressor for the gym A/C by American Refrigeration and A/C Company. This repair has a 90-day labor warranty and a five-year warranty on the compressor.

Seconded by Charles Larsen.

Motion carries: 5 - 0.

Ratification of 10 HP Main Pool Motor Replacement Expense:

Motion made by Charles Larsen to ratify for \$1,100 expenditure of the replacement of a 10 HP motor for the main pool by Living Water Pool Service with a 3-year warranty.

Seconded by Maxine Yoss.

Motion carries: 5 - 0.

Repair of Physio Step Gym Repair: Lynn Linfante reported the physio step machine in the gym has not been working for a few weeks. Pro Fitness said the display was the problem. The cost for a new display is \$479 and the warranty has expired. Scott Vanecek, owner of Pro Fitness, said the bike was weak and getting weaker and he recommends that the Association should consider replacing this piece of equipment. Lynn gave two proposals for a new recumbent bike, a Bio Step 2 and a Sci-Fi REX. She recommended the Sci-Rex for \$4,275 because it had a better warranty and it is considered dependable and durable.

Motion made by David Schenkelberg to purchase the Si-Fi REX recumbent bike (3-year parts and one-year labor) for \$4,275 through our current gym vendor, Pro Fitness.

Seconded by Maxine Yoss.

Motion carries: 5 - 0.

Steve Feiertag, a Fairfax resident, asked the Board to have Lynn check out other vendors to compare pricing for that product. Lynn let the Board know that other gym vendors may not want to bid on this, as they will not be maintaining this single piece of equipment.

Pest Control for Clubhouse: Lynn Linfante reported the previous pest control company would not be servicing the Association any more. Lynn suggested hiring Deluxe Lawn and Pest Management. Deluxe is the company that worked with our previous landscaping company and knows the property well.

Motion made by David Schenkelberg to approve Deluxe Lawn and Pest Management to service Madison Green for a cost of \$220 every other month (\$1,320 yearly).

Seconded by Maxine Yoss.

Motion carries: 5 - 0.

Lynn was asked to have Deluxe put up flags when they treat the areas.

Irrigation:

Main line break on west side of Okeechobee Boulevard and valve replacement:

Motion made by David Schenkelberg to approve the invoice to repair the main line break located behind the berm on the west side of Okeechobee Boulevard and to replace a valve near Saybrook Village for \$702.42 to be completed by Image Sprinkler Systems.

Seconded by Charles Larsen.

Motion carries: 5 - 0.

Valve replacement on Okeechobee Boulevard and repair broken pop-up near the Clubhouse entrance:

Motion made by David Schenkelberg to approve the invoice to replace solenoid valve on Okeechobee Boulevard and repair broken pop-up near the Clubhouse for \$411.53 to be completed by Image Sprinkler Systems.

Seconded by Charles Larsen.

Motion carries: 5 - 0.

Holiday Lights: Lynn Linfante will have proposals for the next meeting. Charles Larsen volunteered to work with her on this project. Lynn recommended not wrapping the tall palms, as this caused outages last year due to the palms swelling and wires becoming disconnected. She recommended lighting up the pavilions on each side of Crestwood Boulevard.

Bees In Preserve Area in Ashford Village: Lynn Linfante reported that a resident in Ashford Village (2540 Glendale) called her to tell her there are bees in the preserves next to her home. They were swarming in front of her home and asked if the Association would have them removed. The cost to remove the hive is \$350. Carolyn Hmara, a Walden resident, said the preserves are the property of ITID and she recommended that Lynn call to see if they would bear the expense. Eileen asked Lynn to call ITID and see if they can remove the bees and if not, ask if the MGMA can be allowed to have them removed.

Motion made by David Schenkelberg to contact ITID to inquire if MGMA is allowed to enter into the preserves and remove the bees and if so, to approve the \$350 fee.

Seconded by Charles Larsen.

Motion passes: 5 - 0.

**OPEN FORUM:**

No discussions.

**ADJOURNMENT:**

Motion made by David Schenkelberg to adjourn the meeting at 7:44 pm.

Seconded by Maxine Yoss.

Motion carries: 5 - 0.

Respectfully submitted by: Lynn Linfante, Property Manager

Approved on: September 28, 2016