

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
October 26, 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; Bernie Holmstock, Director, and LoriAnn Perrone, Director. Lynn Linfante, Property Manager, and Dianne Gasc, Assistant Property Manager, were in attendance. Gary Garramone, Director arrived late at 7:15 pm.

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

Motion made by Bernie Holmstock to waive the reading of the minutes from the Board of Directors Meeting held on September 28, 2016, and approve them as written.

Seconded by Charlie Larsen.

Motion carries: 5 - 0. Maxine Yoss abstained.

REPORTS:

Treasurer's Report: David Schenkelberg said there was nothing to report on delinquencies. There were no questions for David on the current Treasurer's Report.

Motion made by David Schenkelberg to suspend the Voting and Clubhouse Privileges of the 17 units presented which are 90 days delinquent. This will be effective November 1st and the homeowners will be sent a letter that if they have not paid within 15 days, they will be sent to our Collections Attorney.

Seconded by Maxine Yoss.

Motion carries: 6 - 0.

David said the Proposed 2017 MGMA Budget for mailing was the work product from two MGMA Budget Workshops held in October and the proposed MGMA Quarterly Assessment for 2017 will be \$379, a raise of \$49 per quarter.

Motion made by David Schenkelberg to approve the mailing of the Proposed 2017 MGMA Budget.

Seconded by LoriAnn Perrone.

Motion carries: 5 - 0. David Schenkelberg abstained.

Eileen Feiertag explained that the homeowners would not see the benefits of the new Comcast contract for about the first six months or so, it was decided to split the estimated quarterly increase of \$125 over a two year period. This means while dues are increasing \$49 per quarter in 2017, in the year 2018 the homeowners will see an additional increase in their quarterly assessment of at least \$76 (per quarter). Eileen said the proposed budget will be mailed out in the next couple of days with a letter of explanation. She also reminded everyone about the Board Meeting to approve the 2017 MGMA Budget on Wednesday, November 16th at 7:00 pm. Approval of the budget is likely to be the only item on the agenda.

Property Manager Report: Lynn Linfante reported that the Spa was closed for a few days because of a clogged drain which has been fixed, and the Spa is now open.

Government Liaison: Jeff Hmara, VRPB Councilman, was not in attendance due to another engagement.

ARC Committee Report: Dianne Gasc reported that the following are the MGMA ARC activities since the last report given on September 28, 2016: The MGMA ARC Committee meetings were held October 13 and 25, 2016. A total of 10 ARC's were reviewed and approved by the Committee: 6 for exterior painting; 1 for front door replacement; 1 for landscaping; 1 for fence installation; 1 for gutters installation; and 1 extension to previously approved ARC. The MGMA Property Manager has completed the final inspection and approved the return of 13 ARC deposits: 5 for landscaping; 2 for shutters installation; 4 for exterior painting; 1 for a Village irrigation pump installation; and 1 for color tinting of a driveway.

Golf Course: Charles Larsen said there is a golf tournament scheduled for November 5th and there are still homes around the Golf Course that need roof cleaning. Angelique Palmer, President of Wyndham Village, offered to take pictures of these homes that are in Wyndham. David Schenkelberg commented that Village Presidents and Village Property Managers should be looking at these homes. Eileen Feiertag mentioned that a reminder about maintaining homes around the Golf Course property will be included in the proposed budget mailing,

Lakes/Preserves: Charles Larsen said that all lakes have been treated for floating weeds. Lakes 6, 7, and 9 have blue dye to cover up the vegetation at the bottom of the lakes. He also said he will go around with Lynn Linfante to inspect all the lakes in the next couple of weeks.

Landscape: Maxine Yoss did not have anything to report.

Activities: Bernie Holmstock mentioned the next social event will be the Halloween Party on Sunday, October 30th from 2:00 pm to 4:00 pm and volunteers are needed. He also mentioned that Santa will be at the Clubhouse on Saturday, December 18th.

UNFINISHED BUSINESS:

Bulk Provider: Eileen Feiertag reported that we have been assured by Comcast that the contract will be signed by Friday.

Village Maintenance Assignments/ Deeding Village Plots: David Schenkelberg said the Village Maintenance Assignments are on hold pending the deeding of the plots.

Lake Fountain: Charles Larsen reported that FPL will be here Friday, November 4th with the electrician to open the transformer box for the electricity and new meter to run the lake fountain. It will be 3-5 days until the inspection is done after this installation. It is our hope that the fountain will be ready by Thanksgiving.

Okeechobee Berm Shrub Replacement: Lynn Linfante reported Mainguy will be on property tomorrow to install plants in any areas missing plants on the east and west berms on Okeechobee Boulevard.

Holiday Lights: Lynn Linfante reported that Christmas Decor installed the lights on both pavilions on Crestwood Boulevard and on the monuments on Okeechobee Boulevard. The Board decided to have the holiday lights turned on Friday, November 25th.

Projects:

Security Cameras: Lynn Linfante indicated that she does not have all the proposals, but she should be ready for the November 30th Board Meeting.

Storage Building Planning: This project has been put on hold because of the increase to the Association Dues in 2017. The Board did not want a larger increase to the 2017 MGMA Budget. David Schenkelberg said the \$5,000 that was from the 2016 will be allocated to the storage building project, if in the future the MGMA Board votes to complete the project. The money will be held in the operating cash.

Coconut Removal Around Pool: This has been completed.

Gym Repairs: Lynn Linfante reported ProFitness will be here next week to do the approved repairs.

Fire Alarm Tamper Switches: This has been completed.

NEW BUSINESS:

Wyndham Landscape Agreement: Eileen Feiertag presented the Board with a first draft of the Okeechobee Northeast Berm Landscaping Agreement. Wyndham will pay for all the landscaping additions.

Motion made by Maxine Yoss to accept the agreement between MGMA and Wyndham Village for the landscape project on the north side of the Okeechobee East Berm. Eileen Feiertag will sign the agreement on behalf of the MGMA.

Seconded by LoriAnn Perrone.

Motion carries: 6 - 0.

Playground Shade Cover:

Motion made by Charles Larsen to have Custom Canvas replace the playground shade for \$9,000. All but \$1,025 is to be covered by the MGMA Wind and Hail Insurance, with no increase in our premium.

Seconded by Maxine Yoss.

Motion carries: 6 - 0. Gary Garramone abstained.

Comments from the residents:

Donna Broder, an Oakmont resident, said it was discussed at many Board meetings that the procedure was to have our maintenance person take down the shade during a hurricane. David Schenkelberg said the shade weighs over 600 lbs. and it is not possible for one person to take the awning down. Andrew Sousa, a Pinehurst resident, said there should be a safety plan in place in case of a hurricane. Angelique Palmer, a Wyndham resident, asked the age of the playground shade. David responded we purchased the shade in 2013. Donna suggested MGMA should be at the top of the list for awning removal from the vendor when there is a hurricane warning. Eileen Feiertag commented that there was a system in place, but the hurricane warning came quickly and the awning company was not able to accommodate Madison Green.

Xerox Contract: Dianne Gasc reported the annual Xerox contract was coming due for the office printer, scanner, and fax machine. She said our contract includes toner, drum and service calls at no charge, and that we pay only per page. The new cost would be of .0302 per page for the next year. She recommends we continue this contract as the machine is in good shape and we own the machine.

Motion made by David Schenkelberg to approve the extension of the Xerox contract.

Seconded by LoriAnn Perrone.

Motion carries: 7 - 0.

Pool Heaters:

Replacement: Kiddie Pool Heater:

Motion made by David Schenkelberg to approve All Solar Solutions Inc. to replace the kiddie pool heater with the Rheem Heat & Cool Heat Pump for \$4,187, plus the VRPB permit fee of \$135 as per the Property Manager's recommendation.

Seconded by Maxine Yoss.

Motion carries: 7 - 0.

Ratification: Pool Heaters Repair:

Motion made by David Schenkelberg to ratify the expense of \$1,258 to All Solar Solutions for the maintenance and repair of 12 pool heaters.

Seconded by Maxine Yoss.

Motion carries: 7 - 0.

Eileen Feiertag mentioned that an insurance meeting is scheduled with our insurance company, Corporate Insurance Advisors, for November 28th at 4:30 pm. Eileen Feiertag, David Schenkelberg, and Bernie Holmstock will attend.

OPEN FORUM:

Motion made by David Schenkelberg to increase the monthly spending of the Property Manager from \$2,500 to \$5,000 and to increase the amount of spending from \$500 to \$1,000 where the PM must gain concurrence with a Board member before obligating MGMA.

Seconded by LoriAnn Perrone.

Motion carries: 7 – 0.

ADJOURNMENT:

Motion made by David Schenkelberg to adjourn the meeting at 7:45 pm.

Seconded by LoriAnn Perrone.

Motion carries: 7 - 0.

Respectfully submitted by: Lynn Linfante, Property Manager

Approved on: November 30, 2016