

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
November 18, 2015

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

Officers and Directors present were: Eileen Feiertag, President; Bernie Holmstock, Vice President, David Schenkelberg, Treasurer; Maxine Yoss, Secretary; Max Mollohan, Director; Charles Larsen, Director; and Carolyn Hmara, Director. Lynn Linfante, Property Manager and Dianne Gasc, Assistant Property Manager, also in attendance.

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 October 28, 2015 and approve them as written.

Seconded by Maxine Yoss.

Motion carries: 7 - 0.

Treasurer's Report: David Schenkelberg reported there is no October Financial Report, as the meeting is too early in the month. David reported that he forwarded three units to Rosenbaum Mollengarden to start lien foreclosure. Of the 10 units that were suspended at the October Board meeting, there may be only three (3) units that may be sent to the attorney. Eileen Feiertag asked that if a unit is owned by an investment company and is suspended, do all the units under that exact company name also get suspended? David said that he checked with the attorney and they should all be suspended. Rosenbaum Mollengarden will handle the notification of these units by updating the correspondence letters to corporate owned units. David and the MGMA office will stay on top of the issue.

Regarding the upcoming Annual Member's Meeting and election, David confirmed that if a unit is suspended, they are not eligible to vote. Eileen Feiertag also stated that if a unit owner owes any money to the Association, they are not eligible to run for the Master Board.

Motion made by David Schenkelberg to approved the MGMA 2016 Budget.

Seconded by Carolyn Hmara.

Motion carries: 6 - 1; Max Mollohan voted against the motion.

Charles Larsen asked about the Lakes & Preserves Extra line item of \$4,000. David clarified that this was for the possible addition of Grass Eating Carp and other lake clean-up expenses.

Eileen Feiertag mentioned the 2016 Budget and Annual Member's Meeting packet will be mailed in entirety on the same day (which will be certified by the Post Office). Once mailed, the packet will be posted on the website, and sent in an email blast.

Eileen asked Lynn Linfante and Fred Rios to have the holiday lights tested several times during the days prior to the lighting to make sure there are no issues. Lynn reported that she was working with our irrigation company to protect the wiring from getting too wet.

Property Manager Report: No questions were asked.

COMMITTEE AND AD-HOC COMMITTEE REPORTS:

Government Liaison Report: Jeff Hmara, VRPB Councilman, said that Veterans Day event was very successful. He reported that the VRPB Green Market is now open on Sunday's from 9 am to 11 am through April. Winterfest will be held on Saturday, December 5th from 1 pm – 9 pm. He reported that the Racetrac gas station applicant was given an

extension of time to provide additional information. Jeff reported on several development applications: there will be a meeting with Lennar Homes to decide on the Crestwood 385 home site plans; the possibility of the development of a 60-room hotel near the fairgrounds; progress is being made on the 200 plus acres south of Southern Boulevard across from the car dealership and behind Lowes (it will be comprised of single family and multi-family homes, and a commercial area); and the GL homes to be constructed west of us. The Village would like to see the number of homes to be limited, because they feel that the current roads can't handle more traffic.

ARC Committee Report: The following are the MGMA ARC activities since the last report given on October 28, 2015: The MGMA ARC Committee meeting was held November 10, 2015. A total of 5 ARC's were reviewed and approved by the Committee: 3 for exterior painting; 1 for screen enclosure; and 1 gutter installation. The MGMA Property Manager has done the final inspection and approved the return of 3 ARC deposits for: one exterior paint; one pergola installation; and one landscaping. There were no forfeited ARC deposits this reporting period.

(Max Mollohan left the meeting.)

Golf Course Liaison Report: Charles Larsen discussed the letter from Mike Brady, General Manager of the Golf Course, regarding vandalism. He explained that the sponsor's tournament signs were destroyed during last Saturday's tournament and made an appeal to Madison Green for help. Charles Larsen, Lynn Linfante, and Eileen Feiertag met with Mr. Brady to discuss the letter. Eileen offered to write a letter to the Village Boards and Management Companies. Eileen provided the Board with a sample letter asking that the Village Boards share the letter with their homeowners asking for their help with the Golf Course. She is waiting to hear back from Mike Brady for his input on the draft of the letter.

Motion made by Dave Schenkelberg to send the letter that Eileen Feiertag wrote to all the Village Boards and Management Companies.

Seconded by Maxine Yoss.

Motion carries: 6 - 0. Max Mollohan was not present for this vote.

Charles Larsen will ask Mike Brady if he wants his letter addressed to the MGMA to be duplicated in Joe Gall's Madison Green Newsletter.

Lakes Liaison Report: Charles Larsen reported that Superior Waterway is doing a great job and that the lakes are looking good. Bernie Holmstock mentioned that a homeowner complained that the decoy ducks in Lake #3 were sinking and needed replacement. Lynn Linfante will contact Felix Martinez of Tallfield Associates to have them replaced.

Activities Report: Bernie Holmstock spoke about the Holiday party planned for Sunday, December 20th from 2 - 3:30 pm. Santa will arrive on the Fire Truck and will have candy canes for the children. Once the event has taken place, a letter of thanks and a donation will be made to the local Fire Station.

Landscape Liaison Report: Carolyn Hmara reported that all the plants that were approved at the last Board Meeting have been installed. She asked the Board to consider removing the philodendrons at the front entrance of the Clubhouse on both sides of the walkway. She also recommended removing the screw pine palm trees and replacing with Italian Cypress trees, two on each side along with Ixora plants. Carolyn will provide a scope of work to Lynn for the next Board meeting. Maxine Yoss mentioned that a resident contacted her to say the tall grass in the Clubhouse parking lot was unsightly and asked if it could be removed.

MGMA Long Term Plan: Bernie Holmstock reported that the Ad-Hoc Committee had one meeting.

UNFINISHED BUSINESS:

Okeechobee Monument Lighting - Repositioning of Lighting Fixtures: Lynn Linfante and Carolyn Hmara are to meet with Harold Salkin, from CLA, to arrange for the repositioning of the fixtures at the Crestwood/Okeechobee monuments.

Clubhouse Lighting Project: Maxine Yoss reported that bollards would be a good choice and had examples of different bollards. Maxine will send all the different bollard spec sheets to Lynn. Lynn will share the spec sheets with the Board via email. Once a style has been chosen, then Lynn will get bids. Lynn Linfante mentioned that the lighting the Board voted on at last month's meeting was not recommended by the vendor.

Diffuser for Lake #18: The Board is waiting for an official letter from Todd Schoenwetter, owner of the Golf Course, to give approval for a diffuser installation on golf course property. Lynn Linfante reported there are no easements in the area originally planned and would look into using the electricity at The Estates front gates. Eileen Feiertag requested that the letter from the Golf Course be notarized.

(Max Mollohan returned to the meeting.)

Trimming of Ficus Behind Okeechobee/Crestwood Monuments: Completed.

Banking Services: David Schenkelberg reported that Tallfield Associates set up their system so they can work with the bank and expects the new banking services to be in place by the end of December.

Comcast Contract: The survey is still on the home page of the website. A spreadsheet will be completed in December to include the resident's replies and will be discussed at a separate Workshop in January or February.

Deeding of Land: David Schenkelberg spoke with Elizabeth Hertz from Rosenbaum Mollengarden. She told David there has been no headway with Minto and recommends the Master prepare a Letter of Assignment for maintaining the streets in Fairfax, Oakmont and Saratoga Villages.

Motion made by David Schenkelberg to have Rosenbaum Mollengarden draft a Letter of Assignment for the streets in Fairfax, Saratoga and Oakmont Villages not to exceed \$1,500.

Seconded by Maxine Yoss.

Motion carries: 4 - 0; with three (3) abstaining: Eileen Feiertag, Max Mollohan, and Bernie Holmstock.

Motion made by David Schenkelberg to authorize Rosenbaum Mollengarden to draft a formal letter to Minto for full deeding of the appropriate streets to the appropriate Villages.

Seconded by Maxine Yoss.

Motion carries: 7 - 0.

Bernie Holmstock has the name of a contact at Minto. He will share this with Lynn Linfante.

Gym Equipment Maintenance Repair: Completed.

Fall Seasonal Flowers and Upgrade: Completed.

Clubhouse Roof Repair: Contract has been signed and the contractor will be doing the repair on or around November 20th.

Relocating Air Conditioner Sensor:

Motion made by David Schenkelberg to approve the proposal of \$1,250 by Romark AC and Plumbing to install a crossover return air duct, install a new programmable thermostat with remote capability, and install a remote sensor and not to go out for bid.

Seconded by Maxine Yoss.

Motion carries: 7 - 0.

Lynn Linfante will speak with Romark about the air temperature control in the conference room, as it was mentioned that the room gets warm when in use.

NEW BUSINESS:

Palm Tree Evaluation:

Motion made by David Schenkelberg to have Mr. Richard Murray, horticulture professional, evaluate the palm trees on the common grounds, not to exceed 4 hours of time. Lynn will ask Mr. Murray if the survey will take more than 4 hours and if so, Lynn will get back to the Board before proceeding.

Seconded by Bernie Holmstock.

Motion carries: 7 - 0.

Gym Maintenance Contract Renewal:

Lynn Linfante stated that ProFitness increased their yearly contract by only \$10 for their bi-monthly service. They are a very reliable company and very competent. They re-arranged all the equipment at no charge at our request and are very easy to work with. She reported that it is very difficult to go out for bid because there are only a few good gym contractors and all of our products were purchased through ProFitness and other gym vendors may not want to take over their maintenance.

Motion made by Bernie Holmstock to go with the ProFitness contract at an increase of \$10 for bi-monthly service (\$200 bi-monthly service) to extend the contract to 2 years, with no additional increase.

Seconded by Dave Schenkelberg.

Motion carries: 7 - 0.

Lynn Linfante will contact ProFitness to find out if they are willing to extend the contract for 2 years with no increase.

Insurance – Agent of Record:

Motion made by David Schenkelberg to keep Lorraine Carrio as our insurance agent of record.

Seconded by Max Mollohan.

Motion carries: 7 - 0.

Palm Tree Trimming:

Lynn Linfante went out for a sealed bid on this project. Carolyn Hmara and Maxine Yoss were present during the opening of the bids.

Motion made by Bernie Holmstock to have Perkins Tree Service trim all the palm trees on the common grounds for \$20,475, but not to invoice until 2016.

Seconded by Maxine Yoss.

Motion carries 7-0.

Lynn Linfante reminded the Board that the preventative treatment for the Royal Palm Tree bug should be done in January or February. The approximate cost is \$2,000. David Schenkelberg said that this cost comes out of the Landscape extra budget line. Lynn Linfante will go out for bid.

OPEN FORUM:

Bernie Holmstock said that several residents requested that the MGMA replace the floor mat in the gym.

Motion made by Bernie Holmstock to spend \$35 for a new floor mat.

Seconded by Maxine Yoss.

Motion carries: 6 - 1. Eileen Feiertag voted against the motion.

Bernie Holmstock talked about staff coverage for the Clubhouse during the holidays.

Motion made by David Schenkelberg to have the Clubhouse open on Thanksgiving Day, Christmas Day, and New Year's Day, if two staff members are willing to work during the following days and times: Thanksgiving Day from 8 am to 1 pm, Christmas Day from 11 am to 3 pm, and New Year's Day from 11 am to 3 pm.

Seconded by Bernie Holmstock.

Motion carries: 5 - 2; Eileen Feiertag and Maxine Yoss voted against the motion.

Lynn Linfante will poll the staff to find out if anyone is willing to work.

Eileen Feiertag asked Lynn to call Olympia, Porto Sol, and the VRPB Recreation area to find out their Clubhouse holiday hours.

Charlie Larsen asked if the grout in the ceramic tile floors of the Clubhouse could be cleaned. Carolyn Hmara will send Lynn Linfante a contact for the grout cleaning company used at her home.

Steve Feiertag, Fairfax Village resident, said that the current Procurement Policy is to go out for bid when a project is over \$1,000 when practical. If the Board is not comfortable with adhering to that policy, then the Board may need to change the Procurement Policy.

ADJOURNMENT:

Motion made by David Schenkelberg to adjourn meeting at 8:30 pm.

Seconded by Bernie Holmstock.

Motion carries: 7 - 0.

Meeting adjourned at 8:30 pm.

Respectfully submitted by:

Lynn Linfante

MGMA Property Manager

Approved December 16, 2015