

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
May 25, 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; Bernie Holmstock, Director; and Gary Garramone, Director. Lynn Linfante, Property Manager, and Dianne Gasc, Assistant Property Manager, were also in attendance. Maxine Yoss, Secretary, arrived later in the meeting. LoriAnn Perrone, Director, was not present.

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

Motion made by David Schenkelberg to waive the reading of the minutes from the Board of Directors Meeting held on April 20, 2016 and approve them as written.

Seconded by Charles Larsen.

Motion carries: 5 - 0.

Treasurer's Report: David Schenkelberg provided both the March and April financials. David mentioned there was a spike in delinquent units in April because the 2nd quarter assessment was due April 1st. The number of delinquent units is slightly higher from last year. However, the delinquency dollar amount is significantly less than last year.

Delinquencies: Charles Larsen asked David to explain the budget line legal fees. David said that there are two budget line items: one for regular Association legal fees and the other is Collections. In the case of collections, the Association does not always get paid depending on the outcome, but the fees are always posted on the homeowner's ledger. When the Master does get paid, the attorney will take their fees from the payment.

Gary Garramone asked about the "Miscellaneous" Rosenbaum Mollengarden collection information on the Treasurer's Report. David explained that this money is not money that the Master has actually received. It is monies collected by the attorney in the last 12 months. The money gets posted to the unit's account and if it is money written off, it goes to bad debt which is on the Income Statement.

Suspension of Clubhouse & Voting Privileges: Dianne Gasc gave the status of the 11 units that were suspended at the April 20th Board meeting. Four units were sent to our collections attorney, four units made payments before April 30th, one unit is in bankruptcy, and two units should be paid in full by the end of the month.

CD Renewal: David reported that the MGMA elected to let the 1year CD auto renew at 0.75%. He said the only way to get a higher interest rate is to go to an online bank and he said he was not comfortable with an online bank because it would be difficult to redeem a CD since there is no office.

Property Manager Report: A written report was provided by Lynn Linfante.

Government Liaison: Jeff Hmara, VRPB Councilman, spoke about a comprehensive calming traffic study that the Council completed on speed and road conditions. He said creating a good line of sight for drivers is important. Trimming the vegetation is one way that this can easily be accomplished. Jeff mentioned that the sea grape bushes at the corner of Grand Oaks and Crestwood Boulevards are overgrown but was not sure if these are on golf course or MGMA property. The Council's sound engineers are still working on whether they will build an amphitheater in Commons Park. He also spoke about the possibility of adding on to the current Cultural Center on Royal Palm Beach Boulevard. Jeff invited everyone to the Memorial Day ceremony at Veteran's Park. Jeff also mentioned there is an alternate seat available on both the Recreation Advisory and Education Advisory Boards. Go to the www.RoyalPalmBeach.com website to apply.

ARC Committee Report: The following are the MGMA ARC activities since the last report given on April 20, 2016: The MGMA ARC Committee meetings were held April 26, May 10, and May 24, 2016. A total of 20 ARC's were reviewed and approved by the Committee: two for exterior painting; seven for landscaping; two for fence installation; four for shutters installation; 1 for Village mailbox replacement; one for windows replacement; one for lattice installation; and three for pavers installation.

The MGMA Property Manager has done the final inspection and approved the return of sixteen ARC deposits for: six for exterior painting; four for landscaping; one for satellite dish installation; one for door replacement; three for fence installations; and one for shutter installation.

A total of \$500 ARC deposits were forfeited because they were approved over a year ago and the homeowners never submitted a final inspection for the return of their deposit. The appropriate Villages were notified.

Golf Course: Charles Larsen said the golf course monument bushes and trees were trimmed and cleaned up due to Lynn Linfante's encouragement. The golf course is also in the process of hiring a pressure washing company to clean their gutters and sidewalk. He also mentioned there are openings for Thursday night golf event and Charles is looking to interest more players to play during the week. Regarding the overgrown sea grape bushes that Jeff Hmara spoke about, Lynn Linfante and Charles Larsen will look at the area to verify who owns the property they are on, and will contact the golf course if the bushes belong to them.

Lakes: Charles Larsen reported that the lakes look very good and the large amount of rain contributed to the lakes appearance. Charles said that the MGMA has not received a quote for the solar powered aeration system for Lake #18 because Todd Barhydt, from Vertex Water Features, needs information on the depth of the lake. Charles will have a proposal for the June Board meeting.

Activities: Bernie Holmstock gave information on the July pool party scheduled for Saturday July 9th from 12 noon to 3 pm. There will be music and refreshments (sandwich, chips, and a drink for \$5/person [cash or check only, charge cards will be accepted if your order is over \$10]). Volunteers are needed for this event. Please call the Clubhouse.

MGMA Long Term Plan: Bernie Holmstock said there is no report and he will reach out one more time to see if anyone wants to spearhead the committee and if no one is interested, the committee will be dissolved.

UNFINISHED BUSINESS:

Bulk Provider: Steve Feiertag, Chairperson of the MGMA Ad-Hoc Bulk Provider Committee, reported the negotiations are ongoing, and the committee, with the guidance of the professional negotiator, are getting close to finalizing the vendors offers of a double bulk package (TV and internet) if the Board chooses to approve a contract. Steve would like to set a June meeting date to give homeowners the opportunity for input and for the Board to decide if they want to go forward with a contract or let the current contract expire. Monday, June 27th at 6:30 was set for a workshop and Special Board meeting. The meeting will be advertised in the next email blast, a letter directly mailed to each homeowner, and signs placed at the entrance to each Village. Eileen Feiertag thanked the committee for all their hard work and dedication. Committee members are: Steve Feiertag (Fairfax), Pierre Rodriquez (Wyndham), Joe Gall (Wyndham), Joseph Rios (Walden), Mike Axelberd (Royal Estates), Joey Sosa (Oakmont) and David Schenkelberg (Lexington).

Village Maintenance Assignments: David Schenkelberg stated that he received the agreements back from Fairfax and Oakmont Villages, but eight out of the eleven paragraphs were red-lined with no explanation. David will have our attorney soften the agreement and ask for explanations from the Village attorneys on any red-lined areas. Felix Martinez, Property Manager for Fairfax and Oakmont Villages, will follow up with their attorney.

Deeding Village Plots: David Schenkelberg said he and Eileen Feiertag will be meeting on June 15th with an attorney that specializes in land development and real estate.

Landscaping:

Maintenance: Completed.

Seasonal Planting: Completed.

Palm Tree removal: Lynn Linfante said that tomorrow Stimmler Tree Service will be removing the two dead palms on the common ground (May 26, 2016).

Donna Broder, an Oakmont resident, commented that the plants on the center median tip at Okeechobee and Crestwood Boulevard are dying. Lynn Linfante will look into this issue.

Lake Fountain: Lynn Linfante said the electrical panel was shipped to Sansone Electric to be pre-assembled. The lake fountain will arrive in a few weeks. The permits from the Village of Royal Palm Beach and Indian Trails Improvement District are pending.

Mulch: Completed.

Tree Trimming on Crestwood Boulevard Berm along Ashford Village: Lynn Linfante said Stimmler Tree Service inspected the tree that was trimmed by the homeowner and reported the tree is doing well.

Drinking Fountain: Completed.

Village Presidents' Workshop: Completed. Eileen Feiertag said that there was a nice turnout, and those in attendance benefitted from the Workshop. Eileen listed of some the items that were discussed: Fishing in the lakes, copies of all the Village Documents to be posted on the MGMA website, improved communications among the Villages and Master concerning home sales/rentals, yearly pressure washing of front of Clubhouse, restriping of Crestwood, rats being seen in some areas of Madison Green, Holiday lighting, and Village Association dues. Eileen asked Dianne Gasc to be in contact with each Village Manager to get the official Village documents and post them on the website.

Maintenance Contract for Lake Fountain: Pending fountain installation. Eileen Feiertag stated that once the fountain was installed, she will sign the contract.

Parking Lot Repair: Contract and Letter of Commencement has been signed. Lynn Linfante will be in touch with the Golf Course to coordinate the use of their parking lot.

NEW BUSINESS:

ARC Refundable Deposit/Update Policy:

Motion made by David Schenkelberg to approve the following modification to the MGMA ARC Refundable Deposit Policy: All ARC requests to have refundable ARC deposits returned must be completed within 7 (seven) months of the MGMA approval or the deposit will be forfeited.

Seconded by Bernie Holmstock.

Motion Carries: 5 – 0.

The rationale for this change is: The project must be completed within 180 days; the homeowner should request the return of deposit within or by the end of that time frame. If the homeowner requests an extension, then they would automatically receive an extension for the request of return of deposit.

The office will notify the Village Management Company, the Village President, and the Homeowner that the application will expire in 30 days and the ARC deposit will be forfeited within the next 30 days after the 180 day MGMA approval date.

Kiddie Pool Mushroom Painting:

Motion made by Bernie Holmstock to re-paint the kiddie pool mushroom, not to exceed \$550.

Seconded by Charles Larsen.

Motion carries: 5 – 0.

Pool Maintenance Contract:

Motion made by Bernie Holmstock to approve a 2-year contract with Living Water for \$1,495/month as recommended by the Property Manager.

Seconded by Charles Larsen.

Motion carries: 5 – 0.

Pool Maintenance & Repair:

Pipe Repairs:

Motion made by Charles Larsen to have Living Water repair the 2 cracked pipes located in the main pool back pack, not to exceed \$600.

Seconded by Bernie Holmstock.

Motion carries: 5 – 0.

Main Pool Filter Replacements: 120 19” filter grids need to be replaced in the main pool. Due to the expense Bernie Holmstock suggested Lynn Linfante get two more bids.

10 HP Steel Pump Housing Replacement: One of the stainless pump housing for our 10 HP pump needs to be replaced. Lynn Linfante was asked to get two more bids.

Removal of Stains in the Main Pool: Our pool maintenance company did a test on the spa (at no cost to the Association) to remove the stains. The test was fairly successful. Lynn Linfante was asked to get additional information on doing this process to the main pool. For example: To find out if the stain removal process will decrease the life the Diamond Brite on the main pool; get references from associations that have had this process done; and what is the warranty on this process. Lynn did share with the Board that the pool would probably have to be emptied and refilled. The cost of the water replacement would be approximately \$1,500, but she was told that the Water Company would reduce this cost by 30%. She also stated that the MGMA pool maintenance person told her our Diamond Brite was in great shape.

Aeration System at Lake #22:

Maintenance Contract:

Motion made by Bernie Holmstock to have Aquatic Systems maintain the aeration system at Lake #22 for \$163.24 semi-annually.

Seconded by Charles Larsen.

Motion carries: 4 – 0. David Schenkelberg abstained.

Eileen Feiertag asked to have Lynn Linfante or Fred Rios be on site with the technician during this maintenance.

Dave Schenkelberg informed Lynn she must contact Tina Austin, Property Manager for Lexington Village, for access to the Lake #22 pump area, as a new lock was installed.

Repair:

Motion made by Charles Larsen to have Aquatic Systems repair the valves on the aeration system in Lake #22, not to exceed \$300, as recommended by the Property Manager.

Seconded by Gary Garramone.

Motion carries: 4 – 0. David Schenkelberg abstained.

Maxine Yoss arrived at the meeting.

Landscape Contract:

Motion made by David Schenkelberg to approve a 1-year contract with Mainguy Landscape Services as per the Landscape Maintenance Proposal Statement of Work, as recommended by the Property Manager.

Seconded by Bernie Holmstock.

Motion carries: 6 – 0.

Lynn Linfante reached out to five companies. The MGMA received three bids in sealed envelopes. These envelopes were opened by Lynn Linfante and Maxine Yoss. Lynn reported that Mainguy has on staff certified arborists, offers horticultural services, and has design landscape professionals. Also, Monday through Friday Mainguy will have a groundskeeper on site to take care of issues such as weeding, picking up of tree debris and garbage, etc. The Mainguy contract will begin on or around July 1, 2016.

Lynn Linfante will send a certified letter to High Standards terminating their contract, thanking them for their years of service to Madison Green.

Okeechobee Berm Shrub Replacement: Eileen Feiertag suggested this item be discussed with the new landscaping company, Mainguy Landscape Services. She also mentioned that the Wyndham Village Property Manager and Wyndham President may be interested in paying for some planting on the north side of the fence on Okeechobee Boulevard.

Next Door Activities: Donna Broder, an Oakmont resident and NextDoor participant, said there are several activities that are being organized by residents of Madison Green through NextDoor.com and would like more Madison Green residents to be aware of them.

Motion made by David Schenkelberg to add the list of activities including the name of the resident organizer and their contact information to be included in the monthly Board Update and monthly email Blast.

Seconded by Gary Garramone.

Motion carries: 6 – 0.

This contact information will be provided by Donna Broder.

OPEN FORUM:

Joe Bonomo, a Royal Estates resident, wanted to know what the MGMA ARC guidelines are for hanging a flag using a bracket attached to the house. Eileen Feiertag said he would need to check with his Village, as the Master leaves this to each Village. An ARC application would be required.

Charles Larsen recommended that we add ground cover Porulaca flowers to the center median tip at Okeechobee and Crestwood Boulevard.

Motion made by Charles Larsen to install ground cover flowers (Portulaca) at the center median tip at Okeechobee and Crestwood Boulevard, not to exceed \$200.

Seconded by Maxine Yoss.

Motion carries: 5 – 1. David Schenkelberg voted against this motion.

Charles Larsen talked about the rats that have been seen in different areas of Madison Green. Eileen Feiertag said that this appears to be a Village issue, but if they are seen on Master property, Lynn Linfante will address the Master issue.

ADJOURNMENT:

Motion made by David Schenkelberg to adjourn at 9:20 pm.

Seconded by Bernie Holmstock.

Motion carries: 6 – 0.

Meeting adjourned at 9:20 pm.

Respectfully submitted by: Lynn Linfante, Property Manager

Approved on: June 29, 2016