

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
JULY 27, 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 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 Maxine Yoss to waive the reading of the minutes from the Board of Directors Meeting held on June 29, 2016, and approve them as written.

Seconded by Charlie Larsen.

Motion carries: 6 - 0.

Motion made by Charlie Larsen to approve the minutes from the Closed Personnel Meeting held on July 20, 2016 as presented.

Seconded by David Schenkelberg.

Motion carries: 6 - 0.

REPORTS:

Treasurer's Report: David Schenkelberg reported that he removed two footnotes from the Treasurer's Report: Footnote #2 – Bankruptcy write offs from 2014 and Footnote #3 - fees from our previous collections attorney, John Kinsey. David mentioned there are three old past due accounts coming off our books because of foreclosures.

Motion made by David Schenkelberg to suspend the voting and Clubhouse privileges of the 20 units from the list provided as long as these units are still delinquent as of August 1, 2016. Letters to be sent to the homeowners on August 1st. If balances are not paid in full in 15-20 days from the mailing dates, these units will be turned over to our collection attorney.

Seconded by Maxine Yoss.

Motion carries: 6 - 0.

Property Manager Report: A written report was provided by Lynn Linfante. Lynn Linfante will be contacting Cool Environment for the cost of the spa heater repair/replacement and will keep the Board informed as to the cost. Charles Larsen asked when it was last replaced or repaired. Lynn was not sure, but it may have been before she was hired. Lynn will contact Cool Environment and get a bid. If the bid is over \$1,000, she was instructed to get other bids. It was recommended that this heater be checked regularly for issues.

Government Liaison: Jeff Hmara, VRPB Councilman, stated the July 4th celebration at Commerce Park was successful. The design for the Amphitheatre was approved and will hopefully be completed by next June. Jeff mentioned the Council added a quarterly report which details the Strategic Plans for the Village of Royal Palm Beach. Jeff spoke about the Sober Homes (rehabilitation facilities for addicts and alcoholics). He said these homes can be built anywhere and are protected under the Fair Housing Act, but feels they are in need of regulation. Jeff encouraged homeowners to call the Palm Beach Non-Emergency number if they see something suspicious and to call Village Code Enforcement if they see a code violation. Jeff said they are working with colleges and municipalities on internships for public service careers. Maxine

Yoss asked if Crestwood Boulevard will be cleaned as they are marked from the construction vehicles. Mary Drexler, a Lexington resident, asked if the VRPB would be doing anything about the speeders on Crestwood Boulevard. Tiffany Moore, a Fairfax resident, asked about the status of the RV parking storage that is being moved. Jeff responded that the first phase should be completed in September 2016.

ARC Committee Report:

Dianne Gasc reported the MGMA ARC Committee meetings were held July 5 and 19, 2016. A total of 20 ARC's were reviewed and approved by the Committee: 2 for shutters installation; 6 for exterior painting; 2 for awning installation; 1 for security cameras installation; 1 for solar panel installation; 1 for patio installation; 1 for landscaping changes; 3 for fence installation; 1 for BBQ Installation; 2 for gutters installations; 1 for a modification to previously approved ARC. The MGMA Property Manager has done the final inspection and approved the return of 15 ARC deposits for: 2 for landscaping changes; 1 for pool installation; 1 for a screen enclosure; 1 for hurricane shutter installation; 1 for lattice installation; 3 for fence installations; 3 for exterior painting; 1 for driveway paver replacement; and 2 for window replacement.

A total of \$100 ARC deposit was forfeited. This ARC was approved over a year ago and the homeowners never submitted a final inspection for the return of their deposit.

Dianne reported that several ARC requests for final inspections were received as a results of the many email reminders that she is sending to homeowners due to the new policy.

Golf Course: Charles Larsen commented that there have been complaints posted on Next Door that the Golf Course monument is not well maintained. Charlie informed the Board that the Golf Course front entrance at the monument and median were landscaped today. The Golf Course has hired Mainguy Landscaping to do all of their front entrance work.

Lakes/Preserves: Charlie Larsen commented that our Lakes and Preserve contractor has cleaned up the preserve near the 2nd hole on the Golf Course, and the fairway is now visible on the other side. Charlie was asked to stay on top of our Lakes & Preserves contractor to make sure that the preserves are properly maintained.

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

Activities: Bernie Holmstock reported that the next MGMA event will be our Halloween event in October. He commented that the July pool party was lightly attended, but everyone enjoyed themselves. Dianne Gasc mentioned 57 sandwiches were sold at the event and the leftover food was donated to our local Fire Station.

UNFINISHED BUSINESS:

TV Bulk Provider: David Schenkelberg mentioned that the preliminary contract draft was delivered and is being reviewed with our negotiator and our attorney. It will then go back to Comcast for more revisions. There are still a few more issues that need to be resolved and we should get the contract back in few weeks.

Village Maintenance Assignments: David Schenkelberg reported that he spoke with Allison Hertz, attorney with Rosenbaum Mollengarden, and that one or two Villages will be signing the Agreement in the next few days. We got the insurance we asked for and conceded on the timing of lien resolution. Hopefully, the agreements should be signed and recorded by the next month's Board meeting. Eileen Feiertag asked that Saratoga be contacted.

Deeding Village Plots: David Schenkelberg reported that we received the first invoice, and that our new real estate attorneys are doing the initial legwork to prepare quit claim deeds.

Lake Fountain: Charles Larsen said the Indian Trails Improvement District permit has been approved. He said the pump and electric box have been assembled and are ready to go. The trenching will be done first and the fountain will be

installed in the month of August. The Board discussed the hours of operation of the fountain and lighting. It was decided to start with the hours from 7 am to midnight, and adjust as needed. It was suggested to use a photo cell for this operation as there are many options available today. Charlie will check with the electrician about this. Charles reminded Eileen Feiertag to sign the fountain maintenance agreement once the fountain has been installed.

Parking Lot Repair: Lynn Linfante reported that the parking lot was completed. However, the project did not pass the Village of Royal Palm Beach inspection due to the fact that 5 car stops had cracks. Lynn reported that we must order 5 new painted car stops for a total cost of \$325.

Motion made by David Schenkelberg to approve All County to replace and paint 5 car stops, not to exceed \$330.

Seconded by LoriAnn Perrone.

Motion carries: 6 - 0.

Kiddie Pool Mushroom Painting: Lynn Linfante said the painting was completed.

Pool Maintenance & Repair: Lynn Linfante said that the pipe repairs, filter replacement, and the pump housing replacement will be completed tomorrow by Living Water Pools. The pool will remain open during these repairs.

Okeechobee Berm Shrub Replacement: Lynn Linfante has requested an estimate for filling in the weak areas for both the east and west berms on Okeechobee Boulevard and the north side of the Okeechobee fence. She should have a proposal next month.

Electrical Panel Housing on Crestwood Boulevard: This has been completed.

Irrigation Maintenance Contract: A two year contract has been signed.

Inspection of Documents: The motion has been posted.

VIP Catering Flyers: The motion has been posted.

NEW BUSINESS:

Ratification of Telephone System Repair:

Motion made by David Schenkelberg to ratify the expenditure of \$3,975 to replace the phone system by Security Protection Specialists.

Seconded by LoriAnn Perrone.

Motion carries: 6 - 0.

Lynn has been in contact with FP&L to see if the Association can get any reimbursement for this expense due to the brown-outs.

Ratification of Mainline Irrigation Repair:

Motion made by David Schenkelberg to ratify the expenditure of \$2,515.12 to repair the broken mainline irrigation break on Crestwood Boulevard next to the irrigation pump system by Image Sprinkler Systems and to ratify the expenditure of \$160 to install top soil and 20 pieces of sod to fill in irrigation hole by MainGuy Landscape Services.

Seconded by Maxine Yoss.

Motion carries: 6 - 0.

Irrigation Mainline Repair on Pine Road:

Lynn Linfante reported there was another mainline irrigation break on Pine Road about three feet from our irrigation pump. She was given a verbal quote of approximately \$1,500 for Image Sprinkler Systems.

Motion made by David Schenkelberg to approve the repair of this mainline irrigation break, not to exceed \$1,700 by Image Sprinkler Systems.

Seconded by Maxine Yoss

Motion carries: 6 - 0.

Calendar for 2017 MGMA Budget Workshops and Annual Meeting: Eileen Feiertag mentioned that it is close to budget time and asked the Board to bring any ideas for future projects to the August Board meeting. David Schenkelberg talked about scheduling the budget workshops dates, the meeting to approve the budget, and the annual meeting.

Motion made by David Schenkelberg for the following dates for the three Budget Workshops: Thursday, October 13, 2016, Wednesday October 19, 2016, and Monday October 24, 2016 (if needed). Each Budget Workshop will run from 6 pm to 8 pm. The Meeting to approve the proposed 2017 Budget for mailing (only) will be held in conjunction with the normally scheduled MGMA Board Meeting on Wednesday, October 26, 2016. A Special Board Meeting to approve the 2017 MGMA Budget will be held on Wednesday, November 16, 2016 from 7 pm – 8 pm. The MGMA Annual Member's Meeting will be held on Monday, December 12, 2016 to begin at 7:00 pm, with registration beginning at 6:00 pm.

Seconded by Maxine Yoss.

Motion carries: 6 - 0.

OPEN FORUM:

Angelique Palmer, a Wyndham resident, attended the meeting to express security concerns from a Wyndham resident. People are entering the homeowner's property at the Okeechobee berm. The homeowner asked if the Master would add an additional fence in this area that is open. Eileen Feiertag stated that the fence on the berm is not a security fence and was intended for esthetic purposes to protect our landscaping.

Tiffany Moore, a Fairfax resident, stated that after listening to her recording and reading the minutes from the Special Bulk Provider Board Meeting, she wanted clarification of a statement made by our attorney. Eileen Feiertag said that we are not going to expound on this topic as we rely on our professionals to give us legal guidance. Eileen stated that for future reference, if anyone is recording a meeting, they must disclose this prior to making the recording.

ADJOURNMENT:

Motion made by David Schenkelberg to adjourn the meeting at 7:50 pm.

Seconded by Bernie Holmstock.

Motion carries: 6 - 0.

Respectfully submitted by: Lynn Linfante, Property Manager

Approved on: August 31, 2016