

MADISON GREEN MASTER ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
April 20, 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 Gary Garramone, Director. Lynn Linfante, Property Manager, and Dianne Gasc, Assistant Property Manager, were also in attendance. LoriAnn Perrone, Director, arrived at 6:35 pm.

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 March 30, 2016 and approve them as written.

Seconded by Maxine Yoss.

Motion carries: 6 - 0.

Treasurer's Report: There was no Treasurer's Report for March as this meeting was too early in the month. There were no questions for David Schenkelberg.

Motion made by David Schenkelberg that at the end of April, any units on the list presented to the Board that have not paid, are considered 90 days past due on their January 2016 Assessment payments, and will be suspended effective May 1, 2016.

Seconded by Maxine Yoss.

Motion carries: 6 - 0.

Property Manager Report: Property Manager's report was handed out. Steve Feiertag, a Fairfax resident, asked if there is a more permanent way of getting rid of the woodpeckers. Lynn Linfante stated that unfortunately the woodpeckers are protected.

LoriAnn Perrone arrived.

Government Liaison: Jeff Hmara, VRPB Councilman, reported there are two new VRPB council members who bring interesting perspective to the Council. The Council is continually working on its strategic plan. There will be a Citizens' Summit on May 3, 2016 at the Cultural Center from 7-9 pm. This Summit is open to the public. The Council is considering building an amphitheater in Commons Park to allow the Village to have greater control over the sound and minimize the impact on surrounding residents. The County sales tax increase will be on the ballot in November. The road resurfacing, the bicycle lane, and the restriping for Crestwood Boulevard is now scheduled for 2019.

ARC Committee Report:

The following are the MGMA ARC activities since the last report given on March 30, 2016:

The MGMA ARC Committee meeting was held April 12, 2016. A total of 15 ARC's were reviewed and approved by the Committee: 4 for exterior painting; 4 for landscaping; 2 for fence installations; 1 for shutters installation; 1 for mailbox replacements at the Village level; 1 for gutters installation; 1 for door replacement; and 1 for security cameras installation. The MGMA Property Manager has completed the final inspection and approved the return of 4 ARC deposits for: 3 for exterior painting and 1 for hot tub installation.

The Committee approved an extension of a previously approved ARC.

A total of \$ 300 ARC deposits were forfeited because the applications were approved over a year ago and the homeowners never submitted a final inspection for the return of their deposit.

Golf Course: Charles Larsen reported that Mike Brady, General Manager of the Madison Green Golf Club, told him that the 11<sup>th</sup> hole green was vandalized last Friday evening. They believe it was caused by bicycle wheels. Charles urged all residents to call the Golf Course or the non-emergency Sheriff's Department if they see unauthorized persons on the golf course. Grant Johnson, a resident from The Estates, commented that the Golf Course should have their own security patrol.

Lakes: Charles Larsen reported that he toured the lakes with our new lakes maintenance company, Aquatic Systems. Charles was shown a few areas that had been overlooked by our previous lake maintenance company. Charles mentioned that we need to consider a bi-yearly maintenance contract for the bubblers in the Lexington Lake. We will get a quote for the next Board meeting. Aquatic Systems told Charles that there is a solar powered panel now available that would provide electricity to lakes where we cannot get electrical power. Aquatic System will be sending us a proposal.

Activities: Nothing to report at this time.

MGMA Long Term Plan: No report.

#### **UNFINISHED BUSINESS:**

Bulk Provider: Steve Feiertag, Chairperson of the MGMA Ad-Hoc Bulk Provider Committee, reported the committee met with Marcie Gershoni, the CCC consultant we hired who will be negotiating the contract. Steve mentioned they have been talking to three providers. The committee would like to get a sense from the Board on how to move forward. Discussions are still ongoing.

Eileen Feiertag said that at this time, no decision is being made on whether or not the MGMA should continue with a bulk contract, but to give the negotiator guidance if we choose to go forward.

Steve explained that all the providers they spoke with will offer a package that includes:

1. Digital Preferred – extended TV channels or similar channel lineups
2. Two extra TV hook-ups with HD and DVR capabilities
3. Internet Speed of 1 gigabyte

From a show of hands, the majority of residents and Board members were in favor of this package.

The Committee will be presenting a contract to the community at a Special Board meeting around the middle of June.

Eileen Feiertag asked the Board to approve money to be available to do a direct mailing to the whole community announcing this meeting and to place announcement boards at the entrance to each Village.

Motion made by LoriAnn Perrone to allow Management to do a direct mailing and order signs for the Bulk Provider Special Board Meeting.

Seconded by Charles Larsen.

Motion carries: 7 - 0.

Maxine Yoss asked Steve if it is possible to get a shorter contract. Steve said that fiber optics is very expensive to install and right now the proposed contracts are for 10 years, but he thinks the MGMA could get the contract down to 8 years and said they will push for a shorter time.

Eileen Feiertag mentioned that if anyone has questions or wants more information, they are free to attend the workshops, which are posted.

Village Maintenance Assignments: David Schenkelberg stated that he has not heard anything back from Cory Kravit, the Fairfax Village and Oakmont Village attorney. Felix Martinez, of Tallfield Associates, Property Manager for Fairfax and Oakmont Villages, said he spoke with Mr. Kravit and that he will be contacting the MGMA attorneys this week. David Schenkelberg will reach out to Rosenbaum Mollengarden.

Deeding Village Plots: David Schenkelberg said that we have not reached out to a second attorney as yet. He would first like to complete the maintenance agreements.

Paver Repair at the Pavilions: Lynn Linfante stated that this work has been completed.

Website Update & Back Up: Eileen Feiertag said this work has been completed.

Landscaping:

Maintenance: This work was completed.

Seasonal Planting: Lynn Linfante said we are waiting on the mulch to be installed, which will be around the second week in May. High Standards will probably install the seasonal flowers earlier the same week.

Okeechobee Monument Lighting: This has been completed.

Lakes Maintenance Contract: The contract has been signed.

Lake Fountain and Installation contracts: Both contracts have been signed. The electrician is working on the permits.

Mulch: The contract has been signed and the first application is scheduled for the second week in May.

Pressure Washing in Front of Clubhouse: Lynn Linfante said the pressure washing has been completed and they did a great job.

Tree Trimming on Crestwood Boulevard Berm along Ashford Village: Lynn Linfante reported that the tree has been trimmed by the homeowner. The homeowner did not wait for the Association's tree trimmer and paid privately to have it trimmed. Gary Garramone questioned if the tree was properly trimmed. Eileen Feiertag asked Lynn Linfante to have Stimmler Tree Service check to make sure the tree was trimmed correctly.

Computer Hard Drive Replacements: Dianne Gasc stated that the hard drive has been replaced in the Assistant Manager computer. While on site for the installation, Gina Parsons, GPC, our computer technician checked the Manager computer and told us that the issues with this computer would not be fixed with a new hard drive, but the computer would need to be replaced. At this time both office computers are working fine.

Pool Floor Repair: This has been completed.

Map of Madison Green: The site map of Madison Green has been framed and is available for meetings. Eileen Feiertag thanked Jeff Hmara for help in obtaining the map and Lynn Linfante for the framing.

**NEW BUSINESS:**

Drinking Fountain:

Motion made by David Schenkelberg to replace the water coolers located near the bathrooms in the Clubhouse by All-Pro Plumbing & Drain Cleaning with an Elkay Bi-Level water cooler for \$1,385.

Seconded by Maxine Yoss.

Motion carries: 7 - 0.

Village Presidents' Workshop Scheduled for April 28, 2016: Dianne Gasc reported 6 people have responded that they will attend the workshop. We have not received any discussion ideas for the agenda.

Maintenance Contract for Lake Fountain:

Motion made by Charles Larsen to have Vertex Water Features perform, inspect and clean the floating fountain submersible pump, lights, lenses, the float, display heads, jets and rings for \$174.90 quarterly. Eileen Feiertag will hold off signing this contract until the fountain installation has been completed.

Seconded by Bernie Holmstock.

Motion carries: 7 - 0.

Parking Lot Repair:

Motion made by David Schenkelberg to have All County Paving thoroughly clean entire asphalt areas, sawcut damaged asphalt and remove tree roots, and fill in with 1 ¼ hot mix asphalt, and sealcoat and restripe 50 car stops, not to exceed \$11,300, including all permits and fees as recommended by the Property Manager.

Seconded by LoriAnn Perrone.

Motion carries: 7 - 0.

David Schenkelberg said this expense will come out of the reserve account.

Lynn Linfante reminded the Board that the parking lot will probably need to be resurfaced in about five years. There will be no root barriers installed at this time.

Eileen Feiertag asked Lynn Linfante to reach out to Mike Brady at the Golf Course to ask to him if the MGMA can use their parking lot for resident parking while the construction is ongoing. Eileen also noted that the construction work should be done on the weekdays and not on weekends.

Landscaping: Lynn Linfante reported that the plants and shrubs on the east and west front monuments on Okeechobee Boulevard need additional plants to fill in some dead areas. The Purple Prince plants need to be replaced because they are invasive and are no longer available to purchase at nurseries.

Motion made by Maxine Yoss to have High Standards balance out the front entrance monuments with additional plantings for \$1,452 as described in their proposal.

Seconded by LoriAnn Perrone.

Motion carries: 7 - 0.

Plant Replacement: Lynn Linfante reported there are about 15 dying Pittosporum bushes that are very old and dried up by the exit doors by the lanai on the west side of the Clubhouse. She recommended installing hearty, drought tolerant, and easy to maintain small leaf Clusia plants.

Motion made by LoriAnn Perrone to have High Standards remove the dead bushes and replace with 15 small leaf Clusia for \$210 as described in their proposal.

Seconded by Maxine Yoss.

Motion carries: 7 - 0.

Tree Removal: Lynn Linfante reported that there are two dead palm trees on the common ground. A Sable palm on the east berm on Okeechobee Boulevard near the canal (Wyndham side) and a Coconut palm tree on the north side of the

basketball courts. She recommended Stimmler Tree Service who would probably charge less than \$200 to remove both palm trees.

Motion made by David Schenkelberg to approve Stimmler Tree Service to remove both palm trees and not to exceed \$200.

Seconded by LoriAnn Perrone

Motion carries: 7 - 0.

**OPEN FORUM:**

Charles Larsen asked about adding more bushes on the east berm on Okeechobee Boulevard as he noticed there are many open areas. Lynn Linfante reported that High Standards had filled in many areas this past month, but because of many roots from the trees, are unable to plant any more. Lynn would have High Standards survey the areas again and give us a proposal.

Steve Feiertag, a Fairfax resident, thanked Marty Ross and the ARC Committee for their many volunteer hours.

**ADJOURNMENT:**

Motion made by Bernie Holmstock to adjourn meeting at 8:20 pm.

Seconded by Maxine Yoss.

Motion carries: 7 - 0.

Meeting adjourned at 8:20 pm.

Respectfully submitted by: Lynn Linfante, Property Manager

Approved on: May 25, 2016