

MADISON GREEN MASTER ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
AUGUST 28, 2013

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

Officers and Directors present were: Eileen Feiertag, President; Bernie Holmstock, Vice President; Dave Schenkelberg, Treasurer; Maxine Yoss, Secretary; and Noreen Heelan, Director. Dianne Gasc, Assistant Property Manager and Lynn Linfante, Property Manager also in attendance. Jason Stanckiewicz, Director, and Max Mollohan, Director, were absent.

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 and accept the minutes from the July 31, 2013 Board of Director's Meeting as written.

Seconded by Maxine Yoss.

Motion carries: 5-0.

**REPORTS:**

**Treasurer's Report:**

Dave Schenkelberg reported on the financials for the past month: Operating Cash: \$584,945 and Reserve Cash: \$666,465.

**Delinquencies:**

As of 7/31/2013, 418 units were delinquent with \$612,370 in past due assessments, of this amount 148 units are 2 or more payments past due (of these 114 units owe less than \$100). Dave stated that this quarter is historically always high. Delinquency status action update: nine (9) new payment plans with four (4) more pending.

Guest speaker, Chris York, Superior Water Services, Inc., came to answer questions on our lakes. Chris reported now that the aeration system has been installed, ITID should be reviewing our permit and final approval is in the works, MGMA should get back a high percentage of the \$2,000 engineering fee. In Lake 22, he is seeing a higher level of oxygenation. This oxygenation is evenly distributed which indicates the aeration system is doing its job. He reported on the lakes' maintenance. There are a few algae outbreaks which are under control, indicating that we are in the middle of growing season. Bernie Holmstock suggested that we pick five (5) lakes and get a "report" card on each of those on an ongoing basis. Chris and Lynn Linfante will develop a form for this report. Charlie Larson, Walden resident, stated that some of the lakes still need work. Eileen Feiertag asked about the "browning" around the edges of some of the lakes. Chris said this is being done to avoid grass clipping from going into the lakes. Chris informed the Board that the manufacturer of the aeration system is looking to give a free system to some associations, with the associations responsible for the installation cost including electrical hook-up.

Motion made by Dave Schenkelberg: Any homeowner that is 90 days delinquent of one quarterly assessment payment or more, will have their "**voting**" AND "**clubhouse**" privileges suspended. Any homeowner that then enters into a payment plan (first check has to clear) and is current in their payments will have their "**voting**" AND "**clubhouse**" privileges reinstated. If that homeowner misses a payment, their "**voting**" AND "**clubhouse**" privileges are immediately suspended until their balance is zero.

Seconded by Maxine Yoss.

Motion carries: 5-0.

Motion made by Bernie Holmstock to suspend voting privileges for the 123 units on list # 2.

Seconded by Noreen Heelan.

Motion carries: 5-0.

Motion made by Dave Schenkelberg to revise the current suspension letters and send them to Attorney Mark Freeman for review.

Seconded by Bernie Holmstock.

Motion carries: 5-0.

Property Manager Report: See attached report for details. In addition: Lynn Linfante, Property Manager, reported that the mulch will be installed this week. She is also getting bids on a major gym room expansion (to be possibly included in the 2014 MGMA Budget). She is looking into new regulations on the spacing of the treadmill and elliptical machines in the gym. She reported that many of the tiles in the main pool have cracked and need to be replaced. Donna Broder, an Oakmont resident, recommended we try and match the colors to replace the cracked tiles and not replace all the tiles to reduce the expense to the association.

#### **COMMITTEE REPORTS:**

Government Liaison Committee Report: Jeff Hmara was not present. Eileen Feiertag mentioned that the Village of Royal Palm Beach has been pressure cleaning some of the medians and gutters in the Village and a truck has been swiping the edges of the roads.

ARC Report: The following are the MGMA ARC activities since the Board meeting held on July 31, 2013: The MGMA ARC Committee meetings were held on August 6 and 20, 2013. A total of 22 ARC's were reviewed and approved by the MGMA ARC Committee: thirteen (13) exterior painting; one (1) landscaping; one (1) pool installation; four (4) fence installations; one (1) hurricane shutters installation; one (1) underground propane tank installation; and one (1) play set installation.

The MGMA Property Manager has done the final inspection and approved the return of nine (9) MGMA ARC deposits: five (5) exterior painting; one (1) play set installation; one (1) fence installation; one (1) hurricane shutters installation; and one (1) A/C installation.

MaryAnn Monahan has resigned from the MGMA ARC Committee. A "thank you" letter will be sent.

Golf Liaison Committee Report: Noreen Heelan reported that she will be contacting Mike Brady, Golf Course Manager, to discuss the possibility of having an adult October Fest event at the Marbar. She asked for volunteers. This event will have a charge per person. The Activity Committee will also start planning for the annual Halloween event.

#### **UNFINISHED BUSINESS:**

Corporate Insurance Report:

Motion made by Dave Schenkelberg to switch insurance agents to Lorraine Carrio at CIA Corporate Insurance Advisors.

Seconded by Noreen Heelan.

Motion carries: 5-0.

Bubblers: Installation completed.

Landscaping Beautification: Donna Broder reported the committee is getting bids for the 2014 MGMA Budget. The two projects are the re-doing of the two monuments at the corners of Crestwood Boulevard and Okeechobee Boulevard and the berm running along the north side of Okeechobee Boulevard. Donna also recommended that when we go for the Village permit to change the landscaping, we should engage the help of Jeff Hmara. The committee asked that the cost of replanting of the annuals be included in the budget process, as well as mulching twice a year.

Motion made by Maxine Yoss to have Jason's Arborcare remove two of the Eugenia trees located behind one of the front entrance monuments on Okeechobee, not to exceed \$ 400, plus the cost of the Village permit (\$75).

Seconded by Dave Schenkelberg.

Motion carries: 5-0.

Repair of Pavilions on Crestwood Boulevard: Proposals deferred until next month.

Trimming of the Hardwoods and Palms: Completed.

Reserve Study: The Reserve Study is completed. It will be used for planning purposes only. Estimated replacement costs are approximately 1.3 million. The study had a recommendation for a yearly reserve contribution of \$75,250. Currently, the MGMA is funding the reserve at \$109,000 yearly.

Playground Shade Cover Removal: Lynn Linfante, Property Manager, reported that she spoke to Lou Recchio, Park and Recreation Director for the Village of RPB, and was told the Village takes their shade covers down 72 hours before a Category One Hurricane. The Property Manager is working on a plan to put in place for hurricane season, which will be reviewed by multiple people.

Front Computer Gate System Repair: Gina Parson has purchased the new computer and will be working with TEM to get it installed and running.

Cement Walkway: Completed. A sign has been posted at the beginning of this walkway to stop people from using this area. The area is for staff and contractors only. Lynn Linfante has taken photos of this area and forwarded them to our insurance company.

American Flag and Flagpole with Lighting: The Flagpole Committee recommended that the flag pole be installed on the first circle at the entrance of the Clubhouse. Proposals are to be submitted at the next meeting and include all costs, the exact location, permits, and lighting.

Annual Meeting and Budget Timeline: Completed and posted.

Board Election Motion: Motion posted. Our corporate attorney recommended not to send out Candidate Information Sheets, as HOA's do not have protection against libel. MGMA can send out a list of names of candidates, and this will be included in the Annual Meeting mailing. The Board talked about having a "Meet the Candidate" night, but felt it would be poorly attended.

Increased Umbrella Insurance: Completed.

Holiday Lights: Deposit mailed to company. The MGMA will cancel our agreement with this company right after the lights come down due to the lack of flexibility of the company in regard to configuration of the lighting.

Conflict of Interest in Staffing: As this was not on the agenda and two of the Board members were absent, Bernie Holmstock requested that this be added to the agenda next month.

#### **NEW BUSINESS:**

##### **Irrigation Contract Proposals:**

Motion made by Dave Schenkellberg to renew SBT Irrigation contract for two years with no increase in cost.

Seconded by Bernie Holmstock.

Motion carries: 5-0.

Treadmill Proposals: Deferred until Property Manager gets confirmation on whether the information about the spacing requirement between equipment is a state law or manufacturer recommendation.

Fence on Okeechobee: Richard Kysor and Joe Gall from the Wyndham Board spoke about the importance of having a fence installed along the berm on the northern side of Okeechobee Boulevard from the monument by the canal to the Wyndham Lake. Joe volunteered to chair a committee to research costs and get back to the Board. The Board asked the Wyndham representatives to ask their Board if the expense could be shared.

Privilege Suspension Committee Hearings Attorney's interpretation:

After confirming with our corporate attorney:

Motion made by Dave Schenkelberg that due to changes in the Florida Statutes, to terminate the MGMA Privilege Suspension Committee, and from this point forward, have the MGMA Board vote on a quarterly basis to suspend the voting and clubhouse privileges of those homeowners that are delinquent in their association dues as per the current policy.

Seconded by Maxine Yoss.

Motion carries: 5-0.

“Thank you” letters will be sent to the Committee thanking them for their service.

Donna Broder asked how disputes would be handled. Steve Feiertag pointed out that the committee did not have the authority to make any decisions based on hardship, that all payment disputes were handled by the management. There is a sentence in the suspension letter that addresses this issue.

Ratification of Basketball Backboard Expense:

Motion made by Dave Schenkelberg to approve \$720 for the replacement and installation of the basketball backboard.

Seconded by Noreen Heelan.

Motion carries: 4-0. Bernie Holmstock abstained.

**OPEN FORUM:**

Richard Kysor, a Wyndham resident, asked what could be done about the tunnels passing under Crestwood. They need to be painted. As they are owned by the Golf Course, Noreen Heelan will talk to the Golf Club Manager.

Donna Broder, Oakmont resident, asked the Board to take their time approving motions until all information was gathered.

Steve Marionakis, a Fairfax resident, asked if the cabaña columns at the west side of the main pool could be covered with canvas, as they have in the past.

Charlie Larsen, a Walden resident, asked if the board would consider asking the Golf Course to deed the center isle coming into our resident club area to the MGMA, as it looks terrible and the Golf Course has not done any work on this area in a while.

**ADJOURNMENT:**

Motion made by Bernie Holmstock to Adjourn at 9:17 pm.

Seconded by Noreen Heelan.

Motion carries: 4-0. Dave Schenkelberg abstained.