

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
May 28, 2014

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; Charles Larsen, Director; and Max Mollohan, Director. Dianne Gasc, Assistant Property Manager and Lynn Linfante, Property Manager, also in attendance. Dominic Yacovella, Director, was absent.

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

Motion made by Max Mollohan to waive the reading of April 23, 2014 minutes and approve them as written.

Seconded by Maxine Yoss.

Motion carries: 6-0.

REPORTS:

Treasurer's Report: Dave Schenkelberg reported on the Financials from April 30, 2014. Operating cash was \$661,901 and Reserve cash was \$723,275. Total delinquent units in April were 424. Included in that amount: 151 units are two or more payments past due. Out of the 424 units, there are 119 units that owe less than \$100 and out of the 119 units, 74 units owe less than \$25.

Dianne Gasc, Assistant Property Manager, informed the Board that the MGMA office is sending out "low balance" letters to try to reduce the past due balances.

Dave submitted corrected financials for January 2014 and February 2014, as the originals had inaccurate late fees and interest numbers.

Motion made by Dave Schenkelberg to ratify an email vote by the Board to allow the Flagler Bank CD that matured on May 14, 2014 to renew at the new rate of 0.77% for one year.

Seconded by Bernie Holmstock.

Motion carries: 6-0.

Dave Schenkelberg provided the Board members with the following reports: lien foreclosures, open files held at Mr. Kinsey's office, current payment plans, and units in bankruptcy. It was decided to wait until the June Board meeting to direct our accounting firm to write off balances due to bankruptcy actions because Dominic Yacovella was not present for this meeting. Dave reported that the write off would be \$51,836.10 (10 units involved). On the 30 units on the bankruptcy list, several have defaulted on their court ordered agreements.

Motion made by Dave Schenkelberg to ratify a payment plan accepting a payoff of \$8,100 if the check was sent within 3 days of the agreement. The unit owes about \$12,500.

Seconded by Bernie Holmstock.

Motion carries: 4-2. Dave Schenkelberg, yes; Eileen Feiertag, yes; Maxine Yoss, yes; and Bernie Holmstock, yes.

Charlie Larsen, no; and Max Mollohan, no. Dominic Yacovella abstained in a prior email.

To date, the unit owner has not agreed, as they thought this was the total of the Master and the Village.

Michael Axelberd, resident of Royal Estates, recommended that a fallback plan be incorporated into these agreements.

Dave reported that a unit recently sold at a bank lien foreclosure sale and the MGMA had to write off \$8,335.13 due to the statutes.

Dianne Gasc reported that out of the 22 units that had their voting and Clubhouse privileges suspended at the April 23, 2014 Board meeting, 8 units have paid in full.

Collection Attorney: Dave Schenkelberg provided the Board with a summary of seven collection attorneys, including Mr. Kinsey, and Max Mollohan shared information on one additional firm. The Board discussed and compared the information he compiled. Dominic Yacovella, who originally volunteered to help with this task, was unable to do so due to his time constraints. Mr. Kinsey is aware of the possibility of a change.

Motion made by Dave Schenkelberg to interview two attorneys at a closed meeting as replacement for Mr. Kinsey as collection attorney. The two attorneys he recommended are: Sach, Sach, Caplan and Rosenbaum Mollengarden.
Seconded by Max Mollohan.

Motion carries: 6-0.

The Board will set up a closed legal meeting for these interviews.

Steve Feiertag, Fairfax resident, recommended to the Board that at the interview, the Board should negotiate a lengthy payoff plan if in the future the MGMA decides to change collection attorneys.

Max Mollohan left the meeting at 7:23 pm due to job related issues.

PROPERTY MANAGER REPORT: See attached report.

COMMITTEE AND WORKSHOP GROUP REPORTS:

Government Liaison Report: Jeff Hmara gave a summary on the current issues of the Village of Royal Palm Beach, ie: the 15 year Strategic Plan to be revised yearly; the old Crestwood Boulevard Water Treatment Plant to be zoned for single family use; if the maintenance of the Parks should be done in-house or out sourced; . He reported that the attendance of the VRPB Charrette was weak and the VRPB would like to gather more citizen input. He reported on the modifications to the walking and biking paths at the Commons Park. On June 3, 2014 there will be a Citizen's Summit at 7:00 pm at the Culture Center to re-visit objectives. He encourage homeowners to get involved.

ARC Report: Marty Ross reported the following MGMA ARC activities since the Board Meeting held April 23, 2014. The MGMA ARC Committee meetings were held April 29th, May 12th and May 27, 2014. A total of 17 ARC's were reviewed and approved by the Committee: eight (8) exterior painting; three (3) landscaping; four (4) fence installation; one (1) pool installation; one (1) patio installation; and two (2) modifications to previously approved ARCs for exterior paint.

The MGMA Property Manager has completed the final inspections and approved the return of 29 ARC deposits for: twenty (20) exterior painting; one (1) shutters installation; one (1) windows installation; three (3) landscaping; one (1) fence installation; one (1) patio installation; one (1) antenna installation; and one (1) gutter installation.

Dianne Gasc reported that the MGMA office was in the process of sending letters to homeowners that have not submitted the Final Inspection form and their deposits are in jeopardy of forfeit.

Golf Course Liaison Report: Charlie Larsen has not been in contact with the Golf Course regarding interest in the Golf Course handling the MGMA landscaping. Lynn Linfante met with Mike Brady and Scott Dulina, from the Golf Course, regarding the exotic plants on the Preserve 2 and 5 which have overgrown and are causing the golfers interference. She was told by Todd Warren, from the SFWMD, not to trim anything. These two area are restricted. Lynn Linfante will remind Mike Brady that the incoming entrance road will be closed on June 9th, 10th, 11th and possibly the 12th. Dianne Gasc will be sending an email blast to those homeowners that we have email addresses for to inform them of the closure. Grant Johnson, resident of The Estates, told the Board that someone was spraying a Preserve. Lynn told the Board it was not the MGMA. He was told to call the Clubhouse immediately if this occurs again.

Activities Report: Dianne Gasc reported on the July pool party. The date is set for Saturday, July 12th from 12:00 pm to 3:00 pm. She asked for volunteers for this event.

Lakes: Charlie Larsen reported on the lakes and read a report from Chris York of Superior Waterway Services summarizing the monitoring which has taken place since the installation of the aeration system in the lake near Lexington

Village. The report indicated that the clarity and oxygen levels have increased in that lake. He also stated that homeowners living on the lakes should not be fertilizing within 10 feet of the water and requested that something be put in the next Board Update.

Landscaping-Beautification: Carolyn Hmara reported for the committee. Carolyn spoke about the new seasonal plantings that were planted by Fred Moorehead. She thanked Fred for a job well done. The next project will be the berm on Okeechobee Boulevard and the committee is considering High Standards or Fred Moorehead to install the landscaping. Carolyn Hmara also commented that they are looking into lighting proposals of the two monuments on the corner of Crestwood and Okeechobee Boulevard for phase 1.

Eileen Feiertag stated that Fred did a great job on the planting of the flowers, but it did impact his other job duties and this was meant to be a test project. Lynn, as his supervisor, will discuss this with Fred.

Lynn Linfante mentioned that Perkin's Tree Service was not able to find the two 10 foot Eugenia trees. The committee will have to revisit this issue. At the time of the meeting, it was decided by Perkins and Lynn not to hard trim the Eugenia trees.

ITID 2014/2015 Real Estate Taxes: Steve Feiertag reported that for the upcoming ITID budget, the residents of Madison Green will only see an increase of approximately \$3.95/lot (an increase from \$531 to \$535) in their non-ad valorem tax. The other residents within the ITID will see an average increase of 9.4%.

UNFINISHED BUSINESS:

Collection Attorney: See early notes in the Treasurer's Report.

Fence on Okeechobee: Completed. Eileen Feiertag reported that the money left in escrow is \$2,295. Of that amount, \$2,096.25 will be refunded to the Master, and the balance of \$198.75 which is the Wyndham Village portion will be held until the landscaping of the berm has been completed, as per the contract. The Board thanked Joe Gall for his involvement with this project.

Painting of the Clubhouse Porticos: Lynn Linfante will be getting more bids for the painting of the porticos as the price was increased due to insurance and labor costs for the vendor.

Gym Expansion: Eileen Feiertag reported the scope for the gym expansion was completed and that an informational session was held to gather more information. The session was attended by eight residents, Jeff Hmara, and six of the Board members. A form was distributed to all the attendees to gather comments for each of the pieces of the gym equipment. Three contractors have been given the scope of work and will be getting back to the property manager. Lynn is hoping to start the construction phase of this project by the fall. Eileen Feiertag thanked those homeowners that encouraged the Board to have this informational session.

Outside Door to the Electric Room:

Motion made by Bernie Holmstock to have First Impressions Doors & More install the new exterior doors to the electric and AC rooms for \$2,986.13, as per the recommendation of Lynn Linfante.

Seconded by Maxine Yoss.

Motion carries: 5-0. This expense will come out of Reserves.

The Board instructed Lynn to get bids on having these doors professionally painted and not to have them done in-house.

Carrying Firearms: Completed. Motions posted.

Trimming of All Palm Trees: Completed.

Bus Stop on Okeechobee by the Wyndham Berm: Marsha Andrews, a Madison Green resident and Board member of the Palm Beach County School District, was instrumental in getting the bus stop moved from Okeechobee Boulevard to the front entrance of Wyndham Village.

Wheelchair Access to the Main Pool: Lynn Linfante reported that a permanent handicap pool chair lift can run between \$3000 to \$10,000, plus any additional construction charges, engineering, and insurance costs. Lynn Linfante mentioned that according to ADA we are not a public pool, therefore, we are not obligated to install permanent or portable pool lifts. Jeff Hmara, a Walden resident, asked "How many other residents in the community could benefit from the installation of a chair lift?" Eileen Feiertag will put a paragraph in the Board Update asking homeowners if they would be interested in installing a chair lift. A reach-out will also be posted on Channel 63 and the MGMA website.

Cabana Pool Covers: Steve Marionakis, Fairfax resident, spoke to the fact that this would really spruce up the look of the pool and in the past we did have simple pole covers. Cabana pole covers will be considered for the 2015 MGMA Budget.

Lighting at Front Monuments: Carolyn Hmara for the Landscape Beautification committee informed the Board that the proposals are not complete but should be ready for the next Board meeting.

Posting of Advertisement by Village of Royal Palm Beach: Motion posted and completed.

NEW BUSINESS:

Ratification of Expenditure for Channel 63 Repair:

Motion made by Dave Schenkelberg to ratify the Board's decision to repair Channel 63 for \$385. The reason for this decision made prior to the Board meeting was that Channel 63 is used to communicate with the residents and a delay in the repair would have it not working for several weeks.

Seconded by Maxine Yoss.

Motion carries: 5-0.

Replacement of Water Cooler:

Motion made by Dave Schenkelberg to have All Pro Plumbing and Drain Cleaning install the new water cooler unit by the Gym for \$1,215, as recommended by Lynn Linfante.

Seconded by Maxine Yoss

Motion carries: 5-0. This expenditure will be coded as a repair and maintenance item.

Mulch:

Motion made by Maxine Yoss to have East Coast Mulch do two mulch installations, one now for \$12,500 and a second in the Fall for \$8,250, for a total of \$20,750.

Seconded by Bernie Holmstock

Motion carries: 5-0.

Eileen Feiertag requested that Lynn make sure that the areas where the new seasonal flowers have been planted be done by hand. She also asked if the MGMA should wait until the berm planting has been completed. Carolyn Hmara stated that it would not be a problem, to mulch now, as the mulch can be pulled back during the berm planting. Eileen also asked Lynn to coordinate the date of the mulch installation, so it doesn't interfere with the driveway repair.

Pool Contract:

Motion made by Bernie Holmstock to have Living Water Pools be the MGMA pool contractor for the next two years at \$1,375 per month and under the same contract agreement as our current contract.

Seconded by Dave Schenkelberg.

Motion carries: 5-0.

Gate at Office Entrance:

Motion made by Charlie Larsen to install a chain (gate) across the entrance to the staff front entrance area and to have a sign "Staff Only" made, not to exceed \$100.

Seconded by Dave Schenkelberg.

Motion carries: 5-0.

Wyndham Tree ARC Correspondence: Maxine Yoss, Secretary, read a certified letter from a Wyndham resident regarding the Wyndham tree replacement issue.

New Homeowner Reach Out: Dianne Gasc and Lynn Linfante are working on a "Welcome Letter" that will be given to new homeowners.

Clubhouse Closure: Lynn Linfante asked the Board if the Clubhouse could be closed three (3) hours earlier on Sunday, June 1, 2014 due to a death in the family of a staff member, so the staff can attend the Memorial Service. The Board agreed to close the Clubhouse. Dianne Gasc will arrange for an email blast to be sent.

New Bank Account:

Motion made by Dave Schenkelberg as per a recommendation from our Auditor to open another bank account with a bank that we currently do not do business with and deposit \$248,000 from the MGMA reserves currently held at BB & T Bank. Maxine Yoss, Secretary, Bernie Holmstock, Vice President, and Dave Schenkelberg, Treasurer, will be the signatories on the account.

Seconded by Maxine Yoss.

Motion carries: 5-0.

OPEN FORUM:

Grant Johnson, a resident from The Estates, spoke about sidewalks that are lifting up on Crestwood Boulevard. He will meet with Lynn Linfante on where they are located, so she can report to the Village of Royal Palm Beach.

Steve Marionakis, a resident of Fairfax, questioned the size of the flag pole and the flag by the Clubhouse entrance. He was told its height and size is within the proper guidelines.

ADJOURN:

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

Seconded by Bernie Holmstock.

Motion carries: 5-0.