

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
SEPTEMBER 25, 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; Noreen Heelan, Director; and Max Mollohan, Director. Dianne Gasc, Assistant Property Manager and Lynn Linfante, Property Manager also in attendance. Jason Stanckiewicz, 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 the minutes and accept the minutes from the August 28, 2013 Board of Director's Meeting as written.

Seconded by Noreen Heelan.

Motion carries: 5-0. Max Mollohan abstained as he was not present at the August 28, 2013 meeting.

REPORTS:

Treasurer's Report:

Dave Schenkelberg reported the financials for the past month: Operating Cash \$511,598 and Reserve Cash \$675,519.

Delinquencies:

As of 8/31/2013, 572 units were delinquent with \$574,655 in past due assessments. Of this amount 140 units are 2 or more quarterly payments past due.

Dave reported that the MGMA will be getting title to two new units. These have been purchased by investors, but they have not paid yet. One of these units may have people living in the unit. Dale Mason has approached the MGMA about jointly owning an empty home in Madison Green with the local Village and the Master. There is a possibility of renting this unit. The MGMA is investigating this option, but it is only in preliminary stages.

The first Budget Meeting will be held on October 2, 2013 at 6:00 pm. The MGMA is showing a surplus for 2013. There was a billing error in our favor by Comcast. They under billed the MGMA since June. This proper rate will be corrected in November and they are not allowed to back bill us for the error. The Comcast increase for 2014 will be 5% over the November amount.

Property Manager Report: See attached report for details. Lynn Linfante also reported that she was able to locate the replacement tiles for the main pool, and this repair should be completed in October. She also stated that Jason Arborcare has removed the two trees that were leaning on the west monument on Okeechobee Boulevard.

Committee Reports:

ARC Report: The following are the MGMA ARC activities since the last Board meeting in August. The MGMA ARC Committee meetings were held on September 10 and 24, 2013. A total of 16 ARC's were reviewed and approved by the Committee: eleven (11) exterior painting; one (1) garage door installation; two (2) fence installation; one (1) security cameras installation; and one (1) arbor installation.

One ARC previously approved for light fixtures was approved as amended.

One ARC previously approved for entrance gate was denied for change of color of gate material.

The MGMA Property Manager has completed the final inspection and approved the return of seven (7) ARC deposits: four (4) exterior painting; one (1) fence installation; one (1) hurricane shutters installation; and one (1) awning installation.

Golf Liaison Committee Report: Noreen Heelan reported on the October Fall Fest to be held at the MarBar on October 12, 2013. The event will have music, appetizers, free raffles, and cash bar. We hope that we will get more people to attend this event, as the response has been weak thus far.

Noreen talked to Mike Brady about the tunnel passing under Crestwood Boulevard near Wyndham Village which is in need of painting. Mike said it would be painted. Also, it was mentioned again that the residents are going on the Golf Course property without permission.

Activity Committee Report: The children's Halloween party is scheduled for Sunday, October 27th from 2:00 pm to 4:00 pm. There will be a Magician, costume contest, crafts, and snacks. Volunteers are needed for this event.

Board Change Announcement: Eileen Feiertag stated that Jason Stanckiewicz has given his resignation from the Master Board.

Motion made by Bernie Holmstock to accept Jason Stanckiewicz's resignation and to leave the seat empty until the election in early December 2013.

Seconded by Maxine Yoss.

Motion carries: 6-0.

A letter of thanks will be sent to Jason for his contributions to the Board.

UNFINISHED BUSINESS:

Corporate Insurance Report: Insurance agent change has been completed.

Landscaping Beautification: Charlie Larsen reported for the Committee. They are requesting to have the faxahatchee grass and ixora nore grants filled in where they are missing on the berm west of the Okeechobee Monument. A proposal has been submitted by High Standards.

Motion made by Dave Schenkelberg to add faxahatchee grass and ixora nore grants on the berm west of the Okeechobee Monument as proposed by High Standards for \$632.50.

Seconded by Maxine Yoss.

Motion carries: 6-0.

The Board thanked the Committee for all of the hours spent on getting bids for the 2014 MGMA Budget.

Repairs of Pavilions on Crestwood Boulevard and the Main Pool, to include some stucco patching:

Motion made by Bernie Holmstock to contract Trim Package Inc. to repair the three pavilions and monuments as proposed. The Board requests that the words "pre-treated" wood is added to the proposal. Contract not to exceed \$4,485.

Note: This does not include painting.

Seconded by Noreen Heelan.

Motion carries: 6-0.

Re-Painting of the Pavilions and the Main Pool: There were many question regarding the proposals. Lynn Linfante will get the following questions answered: "What is the exact name of the paint and primer products? What are the expiration dates on the products being used and their shelf life?"

Motion made by Noreen Heelan to accept the proposal from The Trim Package for \$9,600 after our questions have been answered.

Seconded by Maxine Yoss.

Motion was tabled pending clarifications.

The Board also wants to know how many workers will be on the project and expected length for completion.

Reserve Study: Completed.

Front Computer Gate System Repair: Lynn Linfante reported that Gina Parson will be here tomorrow and will work with TEM on the installation.

American Flag and Flagpole with Lighting:

Motion made by Dave Schenkelberg to have Flag Craft do the installation of the flagpole as drawn on our survey and not to exceed an expenditure of \$2,500 to complete the project, which includes lighting and the electrician's labor and miscellaneous fees (including the Village of Royal Palm Beach permits).

Seconded by Noreen Heelan.

Motion carries: 6-0.

Trees Leaning On West Monument: Lynn Linfante reported Jason Arborcare will be here tomorrow, weather permitting, to take down the two trees and limb resting on the west monument on Okeechobee Boulevard.

Conflict of Interest:

Motion made by Bernie Holmstock that the policy previously approved by the MGMA Board on January 23, 2013 addressing not allowing a homeowner to be on the MGMA Board if an immediate relative to that homeowner is currently employed by the MGMA, be discontinued.

Seconded by Noreen Heelan.

Motion carries: 5-0. Max Mollohan abstained.

Eileen Feiertag commented that she had discussed this with Jason Stanckiewicz to inform him that this was going to be brought up at the Board meeting.

David Schenkelberg commented that future Boards can make changes to any policies.

Irrigation Contract: Completed.

Treadmill Proposals:

Motion made to replace treadmill #1 with a True CS 500 Commercial Treadmill as recommended by Lynn Linfante, Property Manager.

Seconded by Maxine Yoss.

Discussion about machine spacing due to industry recommendations (one by The Redwoods Group).

Motion restated.

Motion made by Maxine Yoss to have Pro Fitness repair treadmill # 1 for \$275, rather than buying a new machine at this time.

Seconded by Bernie Holmstock.

Motion carries: 6-0.

Fence on Okeechobee Boulevard Berm east of Crestwood Boulevard:

Lynn Linfante will ask Lorraine Carrio, agent at CIA (Corporate Insurance Advisors) if the fence will cause an increase or decrease in our premium. A straw poll of the Board was taken and there was a consensus that the Board agreed to consider a portion of this expense at the 2014 Budget Meeting. Joe Gall told the Board that the Wyndham Village Board offered to pay 20% of the fence installation. Joe handed out a proposal for 1465 linear feet, stainless steel 5' rail style fence total estimated cost of \$26,597 to \$27,097. The fence will be fairly straight and some landscaping will have to be removed. It was also discussed, that instead of a fence to do a major landscaping project to block the holes in the berm. This topic will be discussed at the 2014 MGMA Budget Workshops.

Privilege Suspension Committee: Motion posted as required.

Replacement of Broken Main Pool Tiles: Lynn Linfante reported that the replacement tiles for the main pool were found and purchased.

Motion made by Bernie Holmstock to accept Living Waters proposal for \$ 275 to replace the broken tiles.

Seconded by Noreen Heelan.

Motion carries: 4-0. Eileen Feiertag abstained, due to a conflict of interest.

NEW BUSINESS:

Covering of Cabana Poles in Main Pool:

Bernie Holmstock would research and get approximate cost for discussion at the 2014 Budget Workshop meetings.

Deeding of Center Isle Entrance to Clubhouse:

Charlie Larsen, Walden resident, requested that the Board consider having the Golf Course deed the center aisle to the MGMA.

Motion made by Dave Schenkelberg not to have the Golf Course deed to Madison Green the center aisle.

Seconded by Max Mollohan.

Motion carries: 6-0.

Repair or Replacement of the Pool Pump Housings: Lynn Linfante was asked to get bids on this for the next Board meeting. The rusting housing is causing discoloration to the pool.

Painting of the Okeechobee Monuments: This will be included in the 2014 MGMA Budget. This will be discussed once the area has been re-landscaped.

OPEN FORUM:

Cathy Connolly, an Oakmont resident, spoke about her concerns with weeds and dirty gutters at the front entrance to the Clubhouse. Lynn Linfante will look into the matter.

Ann Vargas, a Walden resident, needed information on the MGMA coupon books.

ADJOURNMENT:

Motion made by Maxine Yoss at 8:50 pm to adjourn.

Seconded by Noreen Heelan.

Motion carries: 6-0.