

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
DECEMBER 28, 2016

Eileen Feiertag, President, called the meeting to order at 6:31 pm.

Officers and Directors present were: Eileen Feiertag, President; Charles Larsen, Vice President; David Schenkelberg, Treasurer; Maxine Yoss, Secretary; Bernie Holmstock, Director, LoriAnn Perrone, Director, arrived at 6:50 pm. Lynn Linfante, Property Manager, was in attendance. Gary Garramone and Dianne Gasc, Assistant Property Manager, were absent.

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

Motion made by Bernie Holmstock to waive the reading of the minutes from the Board of Director's Meeting held on November 30, 2016 and approved them as written.

Seconded by Maxine Yoss.

Motion carries: 5 - 0.

Motion made by Charles Larsen to waive the reading of the minutes from the Board of Director's Re-Organization Meeting on December 12, 2016 and approved them as written.

Seconded by Maxine Yoss.

Motion carries: 5 - 0.

REPORTS:

Treasurer's Report: David Schenkelberg reported the financials for November were not completed as of this meeting.

Property Manager Report: Lynn Linfante reported that she had no updates at this time.

Re-affirmation of Committee Appointments and Ad-Hoc Committees: Eileen Feiertag reported that the current committee members, Marty Ross, Chairperson, Judy Masotti, Kathi Guerzon, Judy Ratka, and Andrea Jambeck-Manweller responded positively to the request to continue their service to the MGMA ARC 2017. Jessica Babcock, however, did not respond and will be sent a thank you letter for her past involvement.

Motion made by Charles Larsen to re-affirm the existing members and alternate members of the MGMA ARC Committee as follows: ARC Committee Members: Marty Ross, Chairperson, Judy Masotti, and Kathi Guerzon; and ARC Alternate Members: Judy Ratka and Andrea Jambeck-Manweiler.

Motion seconded by Maxine Yoss.

Motion carries: 5 - 0.

Eileen Feiertag asked if the Ad-Hoc Cable Contract Committee should be dissolved. Steve Feiertag had no objections as they have completed their task.

Motion made by David Schenkelberg to dissolve the Ad-Hoc Cable Contract Committee.
Seconded by Charles Larsen.
Motion carries: 5 - 0.

Signatories on MGMA Accounts:

Motion made by David Schenkelberg to have the same Board members, David Schenkelberg, Bernie Holmstock, and Maxine Yoss, as signatories on MGMA accounts.
Seconded by Maxine Yoss.
Motion carries: 5 - 0.
David, Bernie, and Maxine agreed to continue.

New Rosenbaum Mollengarden Site Sign-In-Code: The sign in code will not change as the 2017 Board is the same as the 2016 Board. David Schenkelberg volunteered to resend the code, if necessary.

Review of Board Certification and Code of Ethics: Eileen Feiertag reported the newly elected 2017 Directors are the same as those in 2016. All seven members have been certified. Five Directors have signed the Code of Ethics form. Eileen request that Lynn Linfante follow up with LoriAnn Perrone and Gary Garramone.

2017 Projects and Liaisons:

The following is a list of Board Liaisons:

Storage building planning: Charles Larsen and David Schenkelberg

Sidewalk Cleaning: No liaison. Lynn Linfante will get three proposals in sealed envelopes and will ask for either Maxine Yoss, Charles Larsen or Bernie Holmstock to be present when the envelopes are opened, at all the same time. Eileen Feiertag also asked Lynn Linfante to check with the Village of Royal Palm Beach to see if they can clean the center median gutters.

Music at the Pool: Bernie Holmstock

Landscaping: Maxine Yoss

Personnel & MGMA ARC: Eileen Feiertag

Legal & financial: David Schenkelberg

Golf Course, Lakes and Irrigation: Charles Larsen

Activities: Bernie Holmstock

Time Sensitive Agenda Item:

Hafer & Company Contract:

Motion made by David Schenkelberg to have Hafer & Company perform the audit for the year ending December 2016 and 2017 financials at a cost of \$6,100 per year, which includes the preparation of the 2016 and 2017 income tax returns.

Seconded by Maxine Yoss.

Motion carries: 5 - 0.

David Schenkelberg mentioned that Hafer & Company has been performing the audit for Madison Green for about five years. This current Hafer & Company contract is for two years.

Setting of the 2017 Board Meeting Calendar: Eileen Feiertag reported that a request was made by a Board member to change the day of the week for the 2017 Board Meetings. The Board members reviewed the draft of the dates presented.

Motion made by Maxine Yoss to accept the following dates for the 2017 MGMA Board Meetings: Thursday, January 26th; Thursday, February 23rd; Thursday, March 23rd; Thursday, April 27th; Thursday, May 25th; Thursday, June 22nd; Thursday, July 27th; Thursday, August 24th; Thursday, September 28th; Thursday, October 26th; and Tuesday, November 21st.

Seconded by David Schenkelberg.

Motion carries: 6 – 0.

The Annual Member's Meeting will be scheduled for either: Monday, December 4th or Monday, December 11th followed by a Board of Director's Re-Organizational Meeting. These dates are subject to change.

The Board of Director's Planning Meeting will be scheduled on either Tuesday, December 19th, Wednesday, December 20th, or Thursday, December 21st. These dates are subject to change.

The office will re-type the calendar and send the dates to the Board. The dates will be posted on the website, and will also be posted in the shadowbox at the Clubhouse.

OPEN FORUM: Joe Bonomo, a resident from Royal Estates, asked the Board about higher than normal water bills in Royal Estates. Unfortunately, the Master Association has nothing to do with this issue. Steve Feiertag suggested it could be due to the expiration of a 10-year contract that Palm Beach County Water and the Village of Royal Palm Beach in which the rates were locked during this 10-year period. Now that the 10-year period has expired, the rate has increased to the "normal" rates of the other Palm Beach County residents causing the increase.

Maxine Yoss inquired if correspondence will be going out to the Homeowners regarding what to expect with the newly sign contracted with Comcast. Eileen Feiertag stated that a letter will be directly mailed to all Homeowners in January 2017. This letter will be reviewed by the MGMA Contract Negotiator and our Comcast liaison, as the contract has a confidentiality clause.

ADJOURNMENT:

Motion made by Maxine Yoss to adjourn the meeting at 7:12 pm.

Seconded by LoriAnn Perrone.

Motion carries: 6 - 0.

Respectfully submitted by: Lynn Linfante, Property Manager

Approved on January 26, 2017