

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTORS
February 23, 2017

Charles Larsen, President, called the meeting to order at 6:30 pm.

Officers and Directors present were: Charles Larsen, President; David Schenkelberg, Treasurer; Maxine Yoss, Secretary; Gary Garramone, Director and LoriAnn Perrone, Director. Bernie Holmstock, Director had an excused absence.

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

The acceptance of the January 26, 2017 Board minutes was postponed until the March 23, 2017 Board meeting, as only two Board members were present that could approve the minutes.

Charles Larsen took a few minutes to speak to the Board and residents about Eileen Feiertag, the past Board President and resident who passed away on February 9th, 2017. Everyone took a few minutes of silence for Eileen. Charlie mentioned all the incredible things she did for the Association. Eileen will be greatly missed.

REPORTS:

Treasurer's Report: Dave Schenkelberg reported there were two sets of Financials; December 31, 2016 and January 31, 2017. In December, 2016 the year ended at 1.7% or \$26,777 under budget. Dave said we came pretty close to being on budget. The Operating cash was \$741,133 and Reserve cash was \$889,601.

Dave said the \$230,000 from the Comcast contract is in the Operating account from the negotiations, but if included now, would not be a fair representation of our Cash on Hand tracking form, as it is non-accrued income at this time.

Motion made by Dave Schenkelberg to not include the cable income in the liquidity until 2018. Seconded by Loriann Perrone.

Motion carries 5-0.

Dave Schenkelberg suggested opening a new Money Market account for the \$230,000 from the Comcast contract and the Board agreed. Dave will open a new account with the same three signors; Dave Schenkelberg, Maxine Yoss and Bernie Holmstock.

For January 2017 Financials there was a significant spike in the current month delinquencies.

Prepaid assessments were up due to many owners paying the full year, and approximately 60-70 units paid \$330 instead of the new quarterly amount of \$379.

Dave said that footnote ^{#1} which was the interest under the attorney fees, was removed from the Cash on Hand form because this figure was only added to some accounts at the attorney's request, has been paid, and had been zero for the past two months.

Delinquencies: David Schenkelberg authorized five units to proceed to lien foreclosure. There was no more than \$1,000 owed on these accounts. Dave said that January delinquent units have not been sent to the attorney yet. We are waiting a few more days to see if anyone else pays. There were originally 20 units suspended at the January 23rd Board meeting and now six remain.

We have been informed that our corporate attorneys, Peter Mollengarden and Allison Hertz, left the Rosenbaum Mollengarden firm. Our work with attorneys, now Rosenbaum PLLC, is mostly for Collections and not much with corporate issues. Elizabeth Hertz works with bankruptcies and is still with Mollengarden PLLC. Dave did not see a reason to change attorneys at this point as it would cost us to move the Collection side. We would have to pay off all the outstanding balances as we did with our previous attorney.

Property Manager Report: A few comments were made that drivers were confused in the areas that tree trimming was taking place. It was suggested that the tree trimmers use the orange cones at a greater distance for cars to pass safely. Lynn Linfante will speak to the contractor.

Government Liaison Report: Jeff Hmara showed a copy of the Village Council Newsletter which will give all the information on every Council meeting. He also suggested going to their website for information. Jeff reminded everyone of the General Election to be held on March 14, 2017 for the purpose of electing two Council Members and to come out to vote. There will be a West Fest 3 day event starting Friday at 5:00 pm through Sunday. There will be a lot of country music, fun for kids and food trucks. Saturday and Sunday times are 11:00 am to 9:00 pm. Jeff also talked about speeding and addressed four roads in the community which are heavily traveled.

ARC Committee Report: Dianne Gasc reported the following are the MGMA ARC activities since the last report given on January 26, 2017: The MGMA ARC Committee meetings were held January 31 and February 15, 2017. A total of 21 ARC's were reviewed and approved by the Committee: 4 for Exterior Paint; 2 for Shutter Installations; 8 for Landscaping; 1 for Fence Installation; 2 for Pool Installations; 2 for Playset Installations; 2 for Front Door Replacements; 1 Extension to previously approved ARC.

The MGMA Property Manager has done the final inspection and approved the return of 10 ARC deposits for: 3 for Landscaping; 4 for Exterior Paint; 1 for Fence Installation; 1 for Gutters Installation; 1 Cancelled ARC Project.

A total of \$ 400 ARC deposits were forfeited. Two ARC's were approved over 7 months ago, one ARC was approved over a year ago and final inspections were never received. The fourth deposit was forfeited due to change in ownership.

Dianne said that the ARC Committee received one color revision request from an owner and gave the following ARC Color Revision Report. The ARC Committee met on February 15, 2017 to review the paint color suggestion. The MGMA ARC Recommendations were as follows: As the current color chart has some very similar paint colors as the requested new colors, the recommendations from the ARC Committee is to add Rave Red as a front door accent color to current color Scheme LL and to approve the addition of roof color Mango (H) to color Scheme LL.

Red is not an approved color for garage doors. If “Rave Red” is chosen for a front door accent color, the garage door must be painted the body or trim color of Scheme LL.

Motion made by Dave Schenkelberg to add both Rave Red as a front door accent color and the roof color Mango to color Scheme LL.

Seconded by Maxine Yoss.

Motion carries 5-0.

Golf Course Liaison Report: Charles Larsen reported that the Madison Green Golf Course finally installed red mulch on their grounds.

Lakes Liaison Report: Charles Larsen reported the lakes look better than they ever had.

Landscape Liaison Report: Maxine Yoss reported that Pedro, our groundskeeper, removed dead bushes along the front fence around the kiddie playground. He also made some of the palm tree beds smaller by adding sod. The area looks clean and professionally done.

Charles Larsen asked Lynn Linfante to remove three more bushes that are unsightly at the southwest corner of the playground.

Activities Liaison Report: Dianne Gasc reported that the April 15th date for the Spring Fling is changed to Saturday, April 1, 2017 from 10 am to 11:30 am and that several volunteers are needed for this event.

UNFINISHED BUSINESS:

Security Cameras – Five cameras have been installed.

Maintenance Agreement: Lynn Linfante reported the maintenance agreement on the cameras do not cover lighting strikes or act of God. Also a maintenance agreement is not offered by SCT for the 32 channel NVR alone. There is only an agreement for both the 5 cameras and the channel NVR unit combined.

Motion made by Dave Schenkelberg not to have an insurance agreement for the cameras and 32 channel NVR.

Seconded by Gary Garramone.

Motion carries 5-0.

Playground Shade Cover: Lynn Linfante said she spoke to a representative at Southern Awning today and was told it would be another two weeks for installation of the shade cover and they also have to come back and re-measure. Dave Schenkelberg asked Lynn to send a certified letter to the company that this delay is unacceptable and they need to complete the installation sooner.

Hardwood & Palm Tree Trimming: Lynn reported the tree trimming crew are working on Okeechobee Blvd. They have added more workers and hope to have the job completed in another week.

Reserve Study:

Motion made by Dave Schenkelberg to approve J R Frazier's proposal for \$2800 for a reserve study and property insurance preplacement cost valuation update starting on May 1st on the recommendation of the Property Manager.

Seconded by Maxine Yoss.

Motion carries 5-0.

Clubhouse Hours:

2017 Clubhouse Holiday hours recommendations were provided to the Board.

General Clubhouse Holidays Hours, which includes Memorial Day and Labor Day (unless listed below): 7 am – 8 pm. Easter Sunday: 11 am – 4 pm. Independence Day (July 4th) – Normal opening for this day of the week until 5:00 pm. Thanksgiving Day: Clubhouse is closed. Christmas Eve Day: Normal opening for this day of the week until 4:00 pm. Christmas Day: Clubhouse is closed. New Year's Eve Day: Normal opening for this day of the week until 4:00 pm. New Year's Day: 9:00 am – 5:00 pm.

Dianne Gasc mentioned that the listed times and closings were the same as in 2016.

Motion made by Dave Schenkelberg to accept the recommendation of the Management of 2017 Clubhouse Holiday hours.

Seconded by Maxine Yoss

Motion carries 5-0.

Cabinet Lid for Pool Equipment: The pool equipment lid has been installed

Royal Palm Bug Treatment: Lynn Linfante reported the Royal Palm trees have been treated.

Village Maintenance Assignments & Deeding Village Plots:

Dave Schenkelberg spoke about the deeding of the Villages of Saratoga, Fairfax, Oakmont and The Estates. Dave said that the attorney has approved them. The drafted copies will be sent to Dave to sign this week and we will be moving forward. The documents will be fully recorded assignments with the Village of Royal Palm Beach. He said the total cost so far was \$15,000.

2016 Audit: Dave Schenkelberg reported the Audit is almost finished.

NEW BUSINESS:

Tennis Net Pole Repair: Lynn Linfante reported that the tennis net pole on the west court was bent, rusted off the base, and needed replacement.

Motion made by Dave Schenkelberg not to exceed \$995 for the installation of a new pole for the tennis net on the west court.

Seconded by Maxine Yoss

Motion carries 5-0.

Dave Schenkelberg added that this expense is a reserve item.

Pressure Cleaning:

Motion made by Gary Garramone to approve Oliver Twist Pressure Cleaning to pressure wash all the sidewalks and curbs along Crestwood Blvd, Pine Road, Grand Oaks Blvd. and Clubhouse areas for \$9,595.00.

Seconded by LoriAnn Perrone

Motion passes 5-0.

LoriAnn Perrone suggested the tree trimming be completed before the pressure cleaning begins.

Board Vacancy: The Board asked Dianne Gasc to send an email blast to all residents about the MGMA Board vacancy and to ask for a brief description as to why they would be a good candidate by March 15th. An individual blast with just the Board Vacancy information will be sent, and will also be included in the monthly update blast.

OPEN FORUM:

Dianne Gasc spoke about Eileen Feiertag's many contributions to the Madison Green community and to the Clubhouse staff over the years as MGMA President.

ADJORNMENT:

Motion made by Dave Schenkelberg to adjourn the meeting at 8:00 pm

Seconded by Gary Garramone

Motion carries: 5-0.

Respectfully submitted by: Lynn Linfante, Property Manager

Approved on March 23, 2017