

MADISON GREEN MASTER ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
FEBRUARY 26, 2014

Eileen Feiertag, President, called the meeting to order at 6:32 pm.

Officers and Directors present were: Eileen Feiertag, President; Bernie Holmstock, Vice President; Dave Schenkelberg, Treasurer; Maxine Yoss, Secretary; Charles Larsen, Director; Dominic Yacovella, Director; and Max Mollohan, Director. Dianne Gasc, Assistant Property Manager, and Lynn Linfante, Property Manager, also in attendance.

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 January 29, 2014 minutes and approve them as written.  
Seconded by Maxine Yoss.

Motion carries: 6-0, Max Mollohan abstained.

**REPORTS:**

**TREASURER'S REPORT:** Dave Schenkelberg reported on the Financials from January 31, 2014. Operating cash was \$633,886 and Reserve cash was \$706,340.

**Delinquencies:** Dave reported there was a spike in the current month past due because it was a payment month, but compared to a year ago the number of units 2 or more payments past due decreased by 30. Nothing new to report on Kinsey. They are collecting money and sending checks. Dominic Yacovella and Charles Larsen had questions about our collection attempts. Eileen Feiertag asked David Schenkelberg to set up a closed legal Board Meeting with Mr. Kinsey to have these questions answered. Other questions from Homeowners were: Is the MGMA satisfied with Mr. Kinsey and can we split our collections, allowing Mr. Kinsey to keep those he is working on, and get a new collection attorney for the new cases? The Board would like to see Mr. Kinsey's office work more efficiently. The MGMA can only have one "agent of record" with the County.

Dianne Gasc gave an update about the 21 units that were suspended at the January 29<sup>th</sup> Board Meeting. Of these, 6 units have paid in full.

David Schenkelberg reported that the MGMA Audit for 2013 is underway and Nicole Johnson of Hafer and Company is very happy with the way things are going. Thank you to Lynn Linfante and Dianne Gasc for their work in preparing the MGMA for the audit.

**PROPERTY MANAGER REPORT:** See attached report.

**COMMITTEE AND WORKSHOP GROUP REPORTS:**

**Government Liaison Report:** Jeff Hmara gave a summary report on Village Council activities. Monthly meetings are every first and third Thursday. He encourages homeowners that have an issue to come to these meetings. Jeff sends out emails on what happens at all of the Council meetings, and reminded everyone to vote at the March 11, 2014 elections. Jeff mentioned if you would like to watch live Council meetings, they are broadcast on channel 18.

**ARC Report:** Marty Ross reported the following are the MGMA ARC activities since the Board Meeting held on January 29, 2014. The MGMA ARC Committee meetings were held February 4 and 18, 2014. A total of 14 ARC's were reviewed and approved by the Committee: ten (10) exterior painting; one (1) awning installation; two (2) windows replaced; one (1) gutters installation; two (2) previously approved paint ARC's were approved for modifications.

The MGMA Property Manager has completed the final inspections and approved the return of 10 ARC deposits for: six (6) exterior painting; one (1) landscaping; one (1) door installation; one (1) shutters installation; one (1) fence installation.

Golf Course Liaison Report: Charlie Larsen reported that the MarBar Restaurant is offering discounts to the residents. He was asked to speak to the golf course general manager to remind him that there is a 20 foot lake easement. Their workers are still discarding the vegetation cuttings and mulching into the lakes. Eileen Feiertag reminded the homeowners not to walk dogs on the golf course, as it is private property. She will include this in the next Board Update.

Activities Report: Dianne Gasc reported on the Spring Fling. The egg hunt is scheduled for Saturday, April 12, 2014 from 10:00 to 11:30 a.m. It is for children 6 months to 10 years old. There will be egg hunts, crafts, hat contests, snacks, prizes, and a special guest. Please call and volunteer for this event.

Lakes: Lynn Linfante reported that there was a problem with the aeration system and its electric meter. Our lake contractor corrected the problem. Charlie Larsen and Lynn Linfante will meet with our contractor to do an inspection of our lakes within the next month.

**UNFINISHED BUSINESS:**

Landscaping Beautification: **The** front entrance renovation is in progress. Donna Broder mentioned trimming back the roots of the six (6) Royal Palm Trees in the circle at the front entrance to the Clubhouse. She requested that the Board get a bid from High Standards Landscape on removing the Loxahatchee grass in the two (2) islands in the parking lot and replacing the area with sod. She also proposed removing the planting of annuals from High Standards' contract and to have Fred Moorehead maintain and replace the annuals from this point forward.

Motion made by Dave Schenkelberg to modify High Standards' contract to exclude the annual plantings and have it done in house.

Seconded by Charlie Larsen.

Motion carries: 7 - 0.

Eileen Feiertag will send a certified letter to High Standards indicating the termination of this part of his contract.

Crestwood Boulevard Median: Some of the Split Philodendron bushes have been removed to help with visibility. We have checked, and in some areas the bushes are still too high. Lynn Linfante will contact High Standards and ask them to lower the height of the small bushes on the median and maintain them at the same height throughout the community.

Okeechobee Fence Agreement:

Eileen Feiertag informed the Board that the Master and the Village of Wyndham have each signed the Okeechobee Fence Agreement.

Motion made by Maxine Yoss to engage Master Guard Aluminum Rail to install a five foot bronze fence as described in the agreement for a cost not to exceed \$26,600.

Seconded by Bernie Holmstock.

Motion carries: 6 - 1; Max Mollohan voted no.

Any landscaping needed due to the installation of the fence will be paid directly by the Wyndham Village. Current holes on the Okeechobee berm will be filled in by the MGMA, as budgeted. MGMA will sign the vendor contract after we receive all insurance and other documentation from the contractor. The escrow amount to be received from Wyndham, payable to MGMA, is \$6,650.

Flat Roof over Porticos:

Motion made by Charlie Larsen to contract with Roofing Systems to waterproof the upper stucco bands on the front and back porticos of the Clubhouse for \$3000 and to sign a yearly inspection/maintenance agreement of \$500 to include both porticos.

Seconded by Max Mollohan.

Motion carries: 6 - 0; Eileen Feiertag abstained.

Pavers on Entrance Driveway:

Motion made by David Schenkelberg to have Hawkeye Pavers Inc repair pavers on the entrance driveway as described in the contract, not to exceed, \$5,700.

Seconded by Max Mollohan.

Motion carries: 7 - 0.

Dave will check to see if this expense should come out of operating expenses as a repair or out of the reserve, as it will extend the life of the driveway.

Charlie Larsen will check with the golf course to see if there are any time frame issues, as the incoming driveway will have to be closed for two or three days.

Tennis and Basketball Lighting: Completed.

Code of Ethic and Certification: All Board members are in compliance with both issues.

Replacement of Security Cameras: Eight cameras were installed and the job has been completed.

Expanded use of credit cards: Motion was posted.

Pool Drain Covers:

Motion made by David Schenkelberg to have Barefoot Pools replace the pool drain covers for \$300, as required by law.

Seconded by Maxine

Motion carries: 7 - 0.

**NEW BUSINESS:**

Small Balances Owed Right-off: Discussion deferred until next meeting so David Schenkelberg can do some additional research.

Gym Expansion: Meeting was held and three residents showed up. The scope of work will be completed and a meeting will be arranged with gym professionals to footprint the areas.

Outside Door Replacement: The doors to the electrical equipment are rusting and will need to be replaced. Bill Kennedy of Roofing Systems will weather strip the doors at no cost. Charlie Larsen asked if the doors can be put inside rather than outside. Lynn Linfante will research to get answers to Charlie's questions and get back to the Board. The estimated cost is between \$6,000 to \$15,000 depending on the materials used.

Carrying of Fire Arms: Tim Gwinnell, a Fairfax resident, talked about a successful lawsuit against an association that cost homeowners a large sum of money, as they did not have a policy prohibiting contractors, employees, and volunteers from carrying fire arms on community property. What are the legal ramifications? Fairfax Village is reaching out to their attorney to see what their attorney advises.

Trimming of Palm Trees/Timing of the Job:

Motion made by Bernie Holmstock to have Jason's Arborcare trim all palm trees (excluding the Royal Palms) for \$12,340.05.

Seconded by Max Mollohan,

Motion carries: 6 - 1; Charlie Larsen voted no.

Joe Gall, a Wyndham resident, commented that this may be too early to trim the palm trees, as the pods have not all dropped, and maybe we should wait until later in the spring. Lynn Linfante will check with Jason and email the Board about findings.

Bus Stop on Okeechobee: It was discovered that the buses may be Palm Beach County Magnet Schools and after school activity buses dropping students off on Okeechobee Boulevard. Lynn Linfante will check with the school district further and get back to the Board.

ARC Color Charts: The MGMA ARC committee may have a new color chart to present to the Board next month. There will be two open meetings to present the draft to the community prior to the Board meeting. They will reach out to the Village Boards and Village Management Companies and invite them to the meetings.

Village Presidents Workshop: Wednesday, April 2, 2014 at 6:30 pm a Village President Workshop has been scheduled. The MGMA will be sending another email to ask for attendance and ideas for discussion.

**OPEN FORUM:**

Grant Johnson, an Estates Village resident, asked the Board to consider installing a handicap chair lift for the pool. Lynn Linfante will do some research and Eileen Feiertag will contact the MGMA attorney. This will be discussed at the next Board meeting.

Eileen Feiertag requested that the Board consider a motion about the posting of political signs. This will be discussed at the next Board meeting.

Charlie Larsen informed the homeowners that Walden will be having a community wide Garage Sale on March 8th.

**ADJOURNMENT:**

Motion made by David Schenkelberg to adjourn the meeting at 9:00 pm.

Seconded by Max Mollohan.

Motion Carries: 7 - 0.