

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
FEBRUARY 28, 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; Max Mollohan, Director; Noreen Heelan, Director; Jason Stanckiewicz, Director, was excused for this meeting. Lynn Linfante, Property Manager, and Dianne Gasc, Assistant Property Manager, also attended.

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

Motion made by Dave Schenkelberg motion to waive the reading of the minutes and approved as presented. Seconded by Maxine Yoss.
Motion carries 5-0. Bernie Holmstock abstained.

Councilwoman, Martha Webster, addressed the group briefly, introducing herself, and offering to take questions from anyone in the Great Room.

REPORTS:

Treasurer's Report: Dave Schenkelberg reported as of January 31, 2013 the Operating Cash account was at \$547,726 and Reserves Cash account was at \$658,250. Overall expenses are under budget by \$1,600.

Delinquency Status: Current month delinquent assessments are \$632,431 with 400 units delinquent. Dave reported in the past month he investigated units that owes \$1,000 or more to see if they were occupied and their condition. He further reported that only seven (7) payment plans are in good standing. All other payment plans that are not current have had their Clubhouse privileges suspended until they are totally current. He continued to report that one lien foreclosure sale has been purchased for more than the sale amount, one lien foreclosure sale in bankruptcy was canceled, and four more lien foreclosures sales are scheduled in the next weeks. Kinsey reported that six bank foreclosures have been dismissed in the past week. These six we will go after because the bank has moved out of the way and we will figure out how to move forward. Dave Schenkelberg said at every step, there is a delay tactic and we will continue to look if something else will work. Kinsey is now aware how unhappy the Association is with his work and appears to have become more involved. Dave will stay on top of Kinsey. The Board will also schedule a closed meeting with Kinsey within the next month.

Property Manager Report: See attached report. Lynn Linfante did report that due to the age of the property, we had a number of repairs this month.

Committee Reports:

Government Liaison Committee Report: Jeff Hmara reported that there will be a ribbon cutting ceremony at Commons Park, Saturday, March 2, 2013. The Grand Opening of the Park is scheduled for March 22nd through March 24, 2013. There will be festivities which will include: a green market, a car show, and food trucks. The annual Art and Music Festival will be held on Southern Boulevard and Royal Palm Beach Boulevard on March 8th through March 10, 2013. Jeff reminded everyone to vote on March 12, 2013.

ARC: Dianne Gasc reported the following: the MGMA ARC activities since the Board Meeting held on January 23, 2013:

MGMA ARC Committee meetings were held on February 5 and February 20, 2013. A total of 12 ARC's were reviewed and approved by the Committee: Exterior Painting (11) and the Replacement of Windows (1). The

MGMA Property Manager has completed the final inspection and approved the return of 7 ARC deposits for: Exterior Painting (4); Landscaping (1); Playset (1); and Install Outdoor Kitchen (1).

Golf Club Liaison Committee: Noreen Heelan reported she met with Mike Brady about three homes located along the Golf Course that are in need of cleaning. The backyards of these homes overlook the golf course and are unattractive and a concern to the golf course. Noreen gave Mr. Brady the names of the Village Management Companies that are involved. She is working on a parking issue that occurs when the Gold Course has large events and are using our parking lot area. They will explore a mutual solution.

UNFINISHED BUSINESS:

IRS Payroll Issue: Eileen Feiertag reported that four out of the eight outstanding IRS payroll issues have been resolved. The IRS has closed these four periods with no moneys owed. \$67,168.86 in tax, penalties, and interest have been reduced to zero.

Repair Windows in Gym, Kiddie Room, and Exterior Columns:

Motion made by Dave Schenkelberg to ratify the contract with H2O Emergency Restoration for \$2,483.30 to clean up the Kiddie and Gym rooms as recommended by the Property Manager.

Seconded by Noreen Heelan.

Motion carries 6-0.

Playground Surface and Shade Cover: Lynn Linfante reported that the engineering drawings for the shade cover are completed and work should begin shortly. South Florida Putting Greens has been notified to start ordering the products for the installation on the artificial grass.

Renewal of Annual Retainer for Becker and Poliakoff:

Motion made by Dave Schenkelberg to send in the annual retainer of \$200 to Becker and Poliakoff.

Seconded by Bernie Holmstock.

Motion carries 6-0.

Spa PH Controller:

Motion made by Maxine Yoss to ratify the purchase of the Spa Controller and spa motor for \$2798.40 as recommended by the Property Manager.

Seconded by Bernie Holmstock.

Motion passes: 5-0. Dave Schenkelberg abstained.

Pool Surface Staining: Lynn Linfante reported to lighten the staining would cost approximately \$5,000 and then there would be monthly chemical fees to treat the pool to avoid future staining, with no guarantees.

Motion made by Dave Schenkelberg not to act on this issue at this time. He recommends bringing this up at the 2014 Budget workshops as it may be an ongoing expense.

Seconded by Bernie Holmstock.

Motion passes 6-0.

Lake Maintenance Contract: Completed.

Treating Royal Palm Tree Bug: Lynn Linfante reported that 111 Royal Palm Trees will be treated via injections for the Royal Palm Bug by a new vendor, Price Pest Control on March 1, 2013.

Corporate Insurance Report: As Jason Stanckiewitz was excused from this meeting, he will report to the Board in the near future.

Bubblers and Fountains: The issue of the Bubblers and Fountain proposals are deferred until we get answers to the following questions:

1. Are there permits or easement for Indian Trail Improvement District as they own the lakes?
2. Does SFWMD have any restrictions on what can go into the lakes, stainless or plastic products?
3. What is the cost to have FP&L install a separate electric box?
4. What are the dimensions of the compressor?
5. As the bids are not comparing the same products, please see if there is another local vendor that carries the product. And what is the cost?

Conflict of Interest in Staffing: After checking with Mark Friedman, Becker & Poliakoff, the motion that was passed at the previous Board Meeting cannot be retroactive.

Code of Ethics: As per our attorney, Board Members are not required to sign a Code of Ethics. Only a paid employee can be compelled to sign an ethics code.

NEW BUSINESS:

Grass Eating Carp:

Motion made by Dave Schenkelberg to have Superior Waterway Services, Inc. install 300 Grass Eating Carp in our lakes with the minimum size of the 10 inches for \$2,700.

Seconded by Max Mollohan.

Motion passes 6-0.

Landscaping Contract:

Motion made by Maxine Yoss to contract with High Standards for the next year for \$152,947.

Seconded by Noreen Heelan.

Motion passes 6-0.

Eileen Feiertag thanked the committee comprised of Donna Broder, Steve Feiertag, Joe Gall, Carolyn Hmara, and Maine Yoss for all their volunteer hours and hard work. This committee is now disbanded. The Landscaping Contract Committee recommended that for future landscaping contracts to be extended to 2-3 years. The Committee also recommended that we continue with High Standards as long as their performance continues to be satisfactory.

Landscaping Beautification:

Motion made by Eileen Feiertag to establish a Landscaping Committee with the goal of setting short term and long term landscaping needs of the Community. The following four (4) residents have volunteered to serve on this Committee: Donna Broder, Joe Gall, Carolyn Hmara, and Maxine Yoss.

Seconded by Bernie Holmstock.

Motion passes 6-0.

Accounting Firm: Dave Schenkelberg reported that Academy Accounting was downsizing. As of April, 1, 2013, the Association will have to find a new firm to handle our accounting needs. Dave recommended Amy Gunsallus who is presently our bookkeeper, but he does have concerns working with just one individual. Jason Stanckiewicz had recommended an accounting firm in Jupiter, but the Association would like to stay local, if possible. The decision will be made over the next month via emails to the Board and will be ratified at the next Board meeting.

Repair of Leaks to Flat Roof on Column Structures: Three proposals were submitted to repair the leaks on the column structures' roof at the front and rear of the Clubhouse building.

Motion made by Noreen Heelan to accept the proposal from Pace Roofing for \$2,975 to repair the leaks on the column structures and include both flat roof decks to prevent any further deterioration and future leaking as recommended by the Property Manager. This contract contains a two (2) year warranty.
Seconded by Maxine Yoss.
Motion passes 6-0.

OSHA Complaint: This issue was responded to and satisfactory closed by OSHA.

Possible Legal Action: After checking with our Insurance carriers, no action is required.

Clubhouse Holiday closure:

Motion made by Maxine Yoss to have the Clubhouse closed on Christmas Day, Thanksgiving Day, and New Year's Day.

Seconded by Dave Schenkelberg.

Motion passes: 3-2 (Noreen Heelan and Bernie Holmstock). Max Mollohan abstained.

The Board decided that we would re-visit the Holiday Closings at the next Board Meeting after Lynn Linfante talks to the Operations Staff members.

Spring Fling: Noreen Heelan spoke about the MGMA Spring Fling event to be held on Saturday, March 30, 2013 from 10:00 to 11:30 am. She is looking for volunteers. Marty Ross, Maxine Yoss, Bernie Holmstock, Joe Gall, and Steve and Eileen Feiertag volunteered.

OPEN FORUM:

Steve Feiertag, resident from Fairfax, requested that the Board re-visit the conflict of interest issue regarding staffing and serving on the Board at the next Board meeting.

ADJOURNMENT:

Motion made by David Schenkelberg to adjourn at 9:30 pm.

Seconded by Bernie Holmstock.

Motion carries 6-0.