

MADISON GREEN MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FEBRUARY 29, 2012

**MINUTES**

Jeff Hmara, President, introduced Principal, Jesus Armas, of Royal Palm Beach High School, as the guest speaker for the Master Association. Mr. Armas spoke about the accomplishments and setbacks for the RPHS that has occurred over the last two years. He talked about the school being in the news due to a recent rodent issue and reassured the community that the situation has been corrected and that there is nothing to be concerned about at this time. His focus is on the school and community. The school's rating has increased in the two years and has gone from a D to a B rating. He has a vision for the future and sees progress every day.

Jeff Hmara, President, called the meeting to order at 6:35 pm.

Officers and Directors present were: Jeff Hmara, President; Eileen Feiertag, Vice President; Max Mollohan, Secretary; Dave Schenkelberg, Treasurer; Gary Garramone, Director; Ross Shillingford, Director; arrived late (6:55pm); and Bernie Holmstock was absent. Lynn Linfante and Dianne Gasc, Property Managers also attended.

Motion made by Eileen Feiertag to waive the reading of the minutes and approve the February 1, 2012 minutes as written.

Seconded by Max Mollohan.

Motion carries 6-0.

**REPORTS:**

President's Report:

Jeff Hmara did an overview on the project leads, the code of ethics, the workshop with the Village President's, and the upcoming election for the Royal Palm Beach Council. The President's Report will be replaced by the MGMA Monthly Update from this date forward.

Treasurer's Report:

Dave Schenkelberg reported on the financials. As of January 31, 2012, the Operating Account is at \$438,310 and the Reserve cash is at \$556,951. There were 446 homeowners delinquent but reminded everyone that it always spikes in January. The overall expenses were over budget by \$6,065. This was mostly due to legal expenses. The MGMA received about \$10,000 to \$11,000 from our collection attorney due to closings. See attached Treasurer's report.

Delinquency Report:

There was a general positive feeling about the delinquency issue. There has been an increase in successful payment plans due to the Boards policies on foreclosure and collection strategies. Homeowners are starting to take the possibility of the loss of their homes seriously.

Dave talked about a long-term delinquent property that is about to sell due to a foreclosure. This unit owes approximately \$11,000 which is made up of legal fees, late assessments, etc. There is at least \$525 in late charges associated with this unit. The new homeowner is offering the MGMA \$9500.00. The Board is in favor of going forward with the offer.

Property Manager's Report:

See attached report.

**COMMITTEE REPORTS:**

Landscaping and Lakes:

Ross Shillingford spoke about the second phase of Foxtail planting that will be installed this upcoming week. The second phase of the Okeechobee berm planting has not yet begun as the locations need to be redefined for maximum benefit. Eddy from High Standards will be giving us a proposal for general planting. Annuals will be planted soon. The Board will revisit the whole plan for mulching and reducing the size of the tree beds. It appears that the Board's decision to tighten the beds to decrease the mulching area has not been done successfully. Lynn Linfante will be in touch with High Standards.

Homeowner from Oakmont wants the Board to look into a stump on the Grand Oaks island. This palm was cut down and not replace. Jeff asked the Board to investigate the issue.

Government Liaison:

Jeff talked about the Planning and Zoning Board for Royal Palm Beach which recently met. They voted to denied an application for a new Charter School to use the old vacant Albertson building off of Crestwood Boulevard. They felt that there would be an unsafe traffic issue with dropping off and picking up the children and, therefore, voted down the proposal 3-2. The VRPB Council can still make a recommendation to go ahead with this proposal because it still falls within the community. Jeff also talked about two (2) 27 foot water storage tanks and other buildings that will erected on that parcel of land located at the old waste water treatment area. The structures will be hidden by a berm with large vegetation.

Activities Committee:

Dianne Gasc spoke for Bernie Holmstock and announced the details for the Spring Fling Event scheduled for March 31, 2012.

ARC Report:

Report made by Liz Shaffer. See attached report.

**UNFINISHED BUSINESS:**

New Legal Representation:

Max Mollohan is meeting with 5 corporate attorneys and will have information packets with fees for the next meeting, so the Board can compare attorney fees. Jeff asked the Board to email Max with their questions on what information needs to be gathered.

Golf Club Signage:

Gary Garramone spoke to Todd Schoenwetter about the font and color on the signs.

Motion made by Eileen Feiertag to approve the "good faith" letter included in the Board package; with Jeff Hmara and Todd signing off on the letter only after the MGMA receives a \$500 security deposit and the \$1.00 lease fee from the MG Golf Course.

Seconded by Dave Schenkelberg.

Motion carries 5-0. Ross Shillingford abstained.

Max Mollohan left the meeting after this vote.

Golf course Vegetation Dumping and Removal:

This issue is now being handled by the Village of Royal Palm Beach.

Code of Ethics Board Signatures:

Five (5) of the seven (7) Board members have returned the signed Code of Ethics.

MGMA Committee Membership:

Eileen Feiertag read the names of the three (3) active committees and their members. She asked for volunteers to join the Activities Committee and recommended that anyone interested should contact Lynn or Dianne. Joe Gall's name was added to the Activities Committee.

Timing of Phase 2 of the Okeechobee Berm and Tree Replacement:

See Landscaping and Lakes Committee report.

Lake Intake Screens:

It was agreed to have SBT replace the intake screens and have annual inspections on the remaining intake screens added to the contract. Also, Lynn will talk with SBT about preventative maintenance of the intake screens.

Great Room Carpet Repair:

The carpet company is scheduled to install the binding on the carpet in the next day or two.

**NEW BUSINESS:**

Pool Use by Patio Renters:

The Board is not in favor of changing the patio rental policy in regard to pool use, but to require parents to supervise their children while in the pool.

Motion made by Dave Schenkelberg to affirm the current policy that allows the renters of the patio to be able to use the pool.

Seconded by Eileen Feiertag.

Motion carries 5-0.

Revision of Procurement Policy:

Motion made by Eileen Feiertag to modify the Procurement Policy to reflect this change: The Property Manager should notify the president or designated officer of the Board as per the purchase order policy of any procurements exceeding \$500.00 to gain concurrence before obligating MGMA with any vendor.

This motion increases the current \$150.00 limit to \$500.00  
Seconded by Dave Schenkelberg.  
Motion carries 5-0.

Landscaping Contract:

To be tabled until next meeting.

Purchase Carpet Cleaning Machine:

Motion made by Dave Schenkelberg to purchase the machine that was recommended by Bernie Holmstock for \$299.95.

Seconded by Eileen Feiertag.

Motion is lost 0-3 against. Ross Shillingford and Eileen Feiertag abstained.

Question was raised if this was a conflict of interest, as Bernie Holmstock has a vacuum store that sells these types of products.

Bids for Tennis Court repairs:

Lynn Linfante discussed that the windscreens on the tennis courts are in need replacement and the courts are cracked and "bubbling", possibly in need of resurfacing. Jeff Hmara asked the Board to check out this issue before the next Board meeting. Lynn was asked to obtain proposals on both issues.

**OPEN FORUM:**

A homeowner asked "Why does the MGMA maintain the lakes as Indian Trails owns the lakes." Steve Feiertag commented that the MGMA chose to do this as the Association wants the lakes to be maintained at a higher level than Indian Trails would maintain them.

Steve Feiertag asked the Board to ask Carolyn Hmara if she would be interested in working with Lynn and Ross on the landscaping contract. She agreed to help out with the contract. Steve Feiertag once again asked that the "ethics clause" be inserted into the contract. He also ask that an email he previously sent to Jeff Hmara in regard to this contract be shared with the Board. Jeff agreed to do so.

Gary Garramone brought up the topic of cleaning the sidewalks, etc on Crestwood. Lynn was asked to check on another vendor that Gary recommended.

**ADJOURNMENT:**

Motion made by Gary Garramone to adjourn.

Seconded by Dave Schenkelberg.

Motion carries 5-0, unanimously.