

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
January 26, 2017

Eileen Feiertag, President, called the meeting to order at 6:30 pm.

Officers and Directors present were: Eileen Feiertag, President; Charles Larsen, Vice President; Maxine Yoss, Secretary; and Bernie Holmstock, Director. Lynn Linfante, Property Manager, and Dianne Gasc, Assistant Property Manager were in attendance. David Schenkelberg, Treasurer; Gary Garramone, Director; and LoriAnn Perrone, Director, had excused absences.

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

Motion made by Maxine Yoss to waive the reading of the minutes from the Board of Director's Meeting held on December 28, 2016 and approved them as written.

Seconded by Charles Larsen.

Motion carries: 4 - 0.

REPORTS:

Treasurer's Report: There were no questions on the November financials. The December and January financials will be presented at the February Board meeting.

Motion made by Charles Larsen to suspend the Voting and Clubhouse privileges for 20 units as presented on the provided list.

Seconded by Maxine Yoss.

Motion carries: 4 - 0.

Property Manager Report: There were no questions on the Property Manager report provided.

Government Liaison: Jeff Hmara, VRPB Councilman, was not in attendance due to another engagement. Eileen Feiertag reminded the attendees to reach out for Jeff's written monthly reports.

ARC Committee Report:

Dianne Gasc reported that the MGMA ARC meetings were held on November 9, 2016, November 22, 2016, December 20, 2016, January 3, 2017, and January 17, 2017. A total of 27 Arcs' were reviewed and approved by the Committee: 14 for Exterior Paint; 3 for Shutter Installations; 2 for Screen Enclosure Installations; 4 for Landscaping; 2 for Fence Installations; 1 for Pool Installation; 1 for Pavers Installation; 4 extensions to previously approved ARC's and 1 modification to a previously approved ARC.

The MGMA Property Manager has completed the final inspection and approved the return of 27 ARC deposits for: 1 for Landscaping; 2 for Awning Installations; 10 for Exterior Paint; 3 for Fence Installations; 1 for Gutters Installation; 1 for Solar Panels Installation; 2 for Pool Installations; 1 for Village Street Signs Installation; 2 for Pavers Installation; 1 Village

Mailboxes Installation; 1 for Patio Installation; 1 for Door Replacement; and 1 Cancelled ARC Project.

A total of \$ 300 ARC deposits were forfeited. One deposit was forfeited because the property was sold. Two deposits were forfeited as the ARC's were approved over seven months ago, and the homeowners never submitted a final inspection for the return of their deposit.

The ARC has reached out to the Community to solicit additional colors to the existing MGMA Color Scheme Chart. They hope to have recommendations to make to the Board in February or March.

Golf Course Liaison Report: Charles Larsen commented that the Golf Course has new management employees. Mark Rogers, from the Pro Shop, has assumed the job of General Manager. VIP Catering has been terminated, and they have a new kitchen staff with a few new chefs working in the restaurant. Charles mentioned that there are still homes around the golf course that are in need of roof cleaning. He also reported there was a recent incident involving teenagers with a golf cart and the police were called and a report was taken.

Lakes Liaison Report: Charles Larsen, Lynn Linfante, and Todd from Aquatic Systems Inc rode around the property to check all 23 lakes and everything looked great. Four of the lakes were dyed to maintain weeds. They found that the bubblers in lake #22 had a minor problem and these were repaired by Aquatic Systems within a few days at low cost.

Landscape Liaison Report: Maxine Yoss had nothing to report.

Activities Liaison Report: Bernie Holmstock mentioned that the next event will be the Spring Fling, the annual MGMA children's egg hunt to be held on Saturday, April 15th. Activities are planned for children ages 6 months to 10 year from 10 am to 11:30 am. The event will include age appropriate egg hunts, a Spring Hat contest, crafts, and refreshments.

UNFINISHED BUSINESS:

Lake Fountain: Charles Larsen said the fountain runs from 7 am until 11 pm and the lights are on from 4 pm to 11 pm. Lynn Linfante reported that there have not been any concerns from homeowners around the lake regarding noise or lighting from the fountain.

Security Cameras: Lynn Linfante reported that the five new security cameras were installed today.

Motion made by Charles Larsen to replace the existing camera that views the Clubhouse parking lot with a 3 MP IP Dome camera from Security Camera Team for \$561.06 which was recommended by the Property Manager.

Seconded by Maxine Yoss.

Motion carries: 3 - 0. Bernie Holmstock abstained.

The Board instructed Lynn Linfante to get pricing for a new camera for the pool area. Charles Larsen asked Lynn to find out from SCT if they have a package that covers damage from lightning.

Playground Shade Cover: Lynn Linfante reported that she expects the shade cover will be installed next week.

Procurement Policy Update: The policy was posted.

Hardwood & Palm Tree Trimming: Lynn Linfante reported that Mainguy Landscaping Services will be here to trim all the hardwoods and palms on Wednesday, February 1st. Eileen Feiertag cautioned residents not to stop during the trimming to gather coconuts, as this is a hazard. She also mentioned that the police will be patrolling the roads.

Fire Sprinkler Service Agreement: The agreement has been signed.

NEW BUSINESS:

Reserve Study: Lynn Linfante reported that the last reserve study was done in 2013. Our insurance agent recommended that we get a reserve study update and recommended a reserve specialist. Eileen Feiertag asked Lynn to get two more proposals. Eileen reminded everyone that this is for information purposes only.

Seasonal Flowers:

Motion made by Maxine Yoss to increase the cost of Spring plantings from \$2,250 to \$3,350.

Seconded by Charles Larsen.

Motion carries: 4 – 0.

Steve Feiertag, a Fairfax resident, asked if the Board should be going out for other bids for the seasonal flowers expense or is it included in the landscaping contract? Eileen Feiertag responded that it is part of our contract.

Donna Broder, an Oakmont resident, mentioned that the plantings around the community never looked so good due to the uniformity of the community flowers.

Motion made by Charles Larsen to remove the existing plants around two sides of the playground area and replace them with mulch or sod.

Seconded by Maxine Yoss.

Motion carries: 4 - 0.

Clubhouse Hours: Discussion on this item was put on hold until next month's meeting when more Board members as expected to be present.

Cabinet Lid for Pool Equipment:

Motion made by Charles Larsen to purchase a Cabinet Lid for the main pool from Vak Pak Inc. for \$2,066.91 as per the Property Manager's recommendation.

Seconded by Maxine Yoss.

Motion carries: 4 - 0.

This expense will be from Reserves. The lid being replaced is the original installed by Minto. Lynn stated that she was ordering the lid directly from the manufacturer, cutting out the

middleman and Fred Rio and Pedro, from our Pool Maintenance Company, will do the installation.

Royal Palm Bug Treatment:

Motion made by Maxine Yoss to approve the Royal Palm bug treatment for 100 Royal Palm trees by Deluxe Lawn and Pest Management for \$1,800.

Seconded by Charles Larsen.

Motion carries: 4 - 0.

OPEN FORUM: No comments from Residents.

ADJOURNMENT:

Motion made by Charles Larsen to adjourn the meeting at 7:13 pm.

Seconded by Maxine Yoss.

Motion carries: 4 - 0.

Respectfully submitted by: Lynn Linfante, Property Manager

Approved on March 23, 2017