

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
July 1, 2015

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

Officers and Directors present were: Eileen Feiertag, President; Bernie Holmstock, Vice President; David Schenkelberg, Treasurer; Maxine Yoss, Secretary; Charles Larsen, Director; and Carolyn Hmara, Director. Lynn Linfante, Property Manager (came in late as she was working on an irrigation problem) and Dianne Gasc, Assistant Property Manager, also in attendance. Max Mollohan, Director, had an excused absence.

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 the minutes from the Board of Directors Meeting held on May 27, 2015 and approve them as written.

Seconded by Maxine Yoss.

Motion carries: 6 - 0.

Treasurer's Report: David Schenkelberg reported on the Financials as of May 31, 2015. Operating cash is \$727,050. Reserve cash is \$761,339. David noted there is a large reduction of delinquent units from the prior quarter, from 314 units to 254 units. We have been receiving checks from Rosenbaum Mollengarden and they have been doing financial cleaning of units. David said there are not too many payment plans. Out of the 254 units delinquent, 169 owe less than \$100. There are several units that owe large amount for many years, some of which are in bankruptcies or lien foreclosure. We are back on track for the budget, just under budget by \$3,000. David mentioned that three units were sent to our collection attorney to start lien collection moving toward foreclosure. There is one unit scheduled for sale for mid July that has been in delinquent status for a long time and is occupied by the owner. Steve Feiertag, a Fairfax resident, asked if the MGMA takes title, will the Association move to evict. The answer was yes.

Property Manager's Report: Given by Dianne Gasc for Lynn Linfante. See attached report.

COMMITTEE AND AD-HOC COMMITTEE REPORTS:

Government Liaison Report: Jeff Hmara, VRPB Councilman, said there is a July 4th celebration planned at Commons Park on Saturday. Activities will begin at 6:00 am. There will be music, art, craft, food, vendors and more. The Council held their third Citizen's Summit. It was an opportunity for residents to give their opinions on the VRPB Strategic Plan. Jeff stated about 30 people attended a very active session. If anyone wants the latest version of the plan, Jeff has a copy or they can visit the VRPB's website. The plans to extend SR7, which has been on the books for 40 years, still has opposition. The community of Ibis is the most concerned. The money for the extension was moved from the State's 2016 budget to 2020. This is for the last 6 miles of the extension. Jeff will keep us informed. The Council will have a Budget Workshop on July 6th. Jeff reported that the VRPB budget will be increased by 6 million, mainly due to road re-surfacing and canal dredging of approximately 18 miles. Jeff announced that our tax rate will remain steady.

MGMA ARC Committee: Marty Ross reported that the MGMA ARC Committee meetings were held June 9th and 23rd, 2015. A total of 13 ARC's were reviewed and approved by the Committee: 4 for exterior painting; 2 for landscaping; 1 for awning installation; 3 for fence installation; 1 for screened patio installation; 1 for windows installation; 1 for door replacement; and one modification to a previously approved ARC.

The MGMA Property Manager has completed the final inspection and approved the return of 19 ARC deposits: 11 for exterior paint; 2 for fence installation; 1 for door replacement; 2 for gutter installation; 1 for landscaping; 1 for awning installation; and 1 for screened patio installation.

Golf Course Liaison Report: No report.

Lakes Liaison Report: Charles Larsen stated that Lynn Linfante will go with him and Superior Waterway sometime in July to inspect each lake.

Activities Liaison Report: Bernie Holmstock reported the summer pool party is scheduled for Saturday, July 18th from 12:00 – 3:00 pm. An estimation for cost of the event (\$1,025) was presented to the Board. The estimate was based on expenses from last year's pool party.

Landscaping Liaison Report: Report to be given later in the meeting.

UNFINISHED BUSINESS:

Pool Furniture - Lynn Linfante reported we should receive the check in approximately 30 to 45 days. She is staying on top of the refund status.

2014 MGMA MGMA Audit – Eileen Feiertag said the Audit has been posted on the website and is also available as a hard copy for \$2 at the office.

Ad-Hoc Crestwood Boulevard Committee: Bernie Holmstock stated the committee met with the Village of Royal Palm Beach Manager Ray Liggins and Village Engineer Chris Marsh. Bernie said the Village is well aware of our traffic concerns and will be taking the following actions which may occur over the next 6 months. 1. Restriping of Crestwood Boulevard. The current striping is faded. Fresh striping will help keep drivers aware of lane boundaries and foster increased driver focus and attentiveness. 2. The addition of a bike lane on Crestwood Boulevard from Royal Palm Beach Boulevard to Okeechobee Boulevard. Crestwood Boulevard is the last “feeder” road in the Village of Royal Palm Beach to be part of the VRPB wide bike lane project. By adding a 4 foot bike lane, traffic lanes on Crestwood will be reduced from 12 foot side by side lanes to two 10 foot lanes, plus the four foot bike lane. While this may seem counterproductive to lowering accident rates, this method of “traffic calming” by narrowing roadways is well documented to lower speeds and focus driver's attention, more clearly leading to fewer accidents. It is the Village's hope that these measures will help reduce speeding and the accident rate along Crestwood Boulevard significantly. It will take time to determine the overall effects of these measures. However all in attendance at the meeting were in agreement that these measures will positively impact driving conditions and reduce accidents. There is a third traffic calming measure that was discussed which would be effective in reducing accidents, although it would increase driver frustration. This would be to not allow left hand turns out of our individual Villages at intersections where accidents are at an increased rate. It is the hope that the first two measures will be adequate, and that the Village of Royal Palm Beach will not have to resort to restricting left hand turns. At this time, the Village of Royal Palm Beach has put the first two projects listed above out for bid.

Motion made by Bernie Holmstock to frame the print of an aerial view of the Madison Green community and to spend up to \$150.

Seconded by David Schenkelberg.

Motion was withdrawn by Bernie Holmstock as Jeff Hmara offered to get a clean print of Madison Green excluding the traffic information.

Eileen Feiertag thanked the Committee for all their work on this project.

Motion made by Bernie Holmstock to disband the Ad-Hoc Crestwood Boulevard Committee.

Seconded by Maxine Yoss.

Motion carries: 6 – 0.

Bernie Holmstock volunteered to act as the Board liaison for this topic.

Tennis Courts Resurfacing & French Drain: These projects have been completed. The tennis players are happy with the results.

Crestwood Boulevard Royal Palm Tree Removal & Replacement: MOT certification is needed for this project.

Motion made by Dave Schenkelberg to spend \$1,039 for the certified MOT plan and set up and removal of the barricades for lane closure along Crestwood Boulevard.

Seconded by Bernie Holmstock.

Motion carries: 6 – 0.

Board Certification Class: Lynn Linfante will reach out to Rosenbaum Mollengarden to schedule a complimentary Board Certification class for September. This will be opened to all residents of MGMA.

Pressure Washing of Roofs: Completed. Lynn Linfante reported that the company did a very good job.

NEW BUSINESS:

Ratification of Timer by Pine Road:

Motion made by Dave Schenkelberg for an expenditure to SBT for \$800 for the installation of a Rainbird irrigation clock.

Seconded by Charles Larsen.

Motion carries: 6 – 0.

Replacing Phone System – PBX Board: Lynn Linfante reported that the MGMA telephone system was down for 1-1/2 days. She called in a company that is familiar with the system and they did a patch. They could not say how long this would work, and recommended a replacement of the PBX Board with surge protection.

Motion made by Bernie Holmstock for a new PBX board and surge protector not to exceed \$1,600 (approximate costs: \$300 for labor, \$1,000 for parts, and \$250 for the surge protector).

Seconded by David Schenkelberg.

Motion carries: 6 – 0.

ID Card Printer Replacement: After Board discussion, the Board decided to wait on the replacement once the current printer is no longer functioning.

Irrigation Contract – expires August 31, 2015: Lynn Linfante will get 3 bids for a new Irrigation contract to present at next month's meeting.

Drinking Fountain:

Motion made by Dave Schenkelberg to approve Buckeye Plumbing as recommended by the Property Manager to install a drinking fountain outside between the tennis court and basketball court not to exceed \$2,600.

Seconded by Bernie Holmstock.

Motion carries: 6 – 0.

Lynn Linfante will check about the need of a VRPB permit. The site already has electricity and a water source.

Landscaping – additional plantings proposal:

Motion made by Carolyn Hmara to approve \$252.50 to have High Standards extend the flower beds by the monuments on Crestwood and Okeechobee Boulevards.

Seconded by Maxine Yoss.

Motion carries: 6 – 0.

Eileen Feiertag asked if there was space for these new plantings and would High Standards have to move the stones?

Carolyn responded that there was room without moving the stones.

Carolyn Hmara requested the lights fixtures located at the flagpole be cleaned.

Computer Maintenance Contract:

Motion made by David Schenkelberg to enter into a computer maintenance agreement with GPC at \$250/each visit, two times a year.

Seconded by Maxine Yoss.

Motion carries: 6 – 0.

Channel 63: After discussion about the cost and technical/service problems associated with using Channel 63 as a form of communication, it was decided at this time to remove all slides but one slide. This remaining slide will have the website address, phone number, and email address of the MGMA office.

Lighting Project: Maxine Yoss volunteered to be the Board liaison for this project. Carolyn Hmara offered to help Maxine on the lighting.

Eileen Feiertag polled the Board members and the residents in attendance for their suggestions as to what they would like to see for additional lighting at the front monuments and the front of the Clubhouse.

Bernie Holmstock preferred hard wired lighting, larger commercial fixtures and brighter lights

David Schenkelberg wanted to continue with the low voltage lighting at the monuments to enhance what is already there.

And for the Clubhouse lighting for security purposes to the front and sides of the building.

Maxine Yoss recommended the use of hard wired bollards on the walk areas to the Clubhouse.

Charles Larsen preferred low voltage LED's.

Carolyn Hmara wanted to continue with low voltage. She wanted the lighting at the front monuments to be repositioned regularly due to movement caused by landscape maintenance.

Residents' comments:

Steve Feiertag (Fairfax) wanted hard wired lighting around the Clubhouse and at the tall trees at the monuments.

Tim Kennedy (Fairfax) would like to see hard wired lighting at both locations.

Maxine Yoss, Lynn Linfante and Carolyn Hmara will set up a meeting to determine the needs and direction. They are to bring a plan to the Board with their recommendations for Board approval.

New Announcement Signs: The Board would like Lynn Linfante to get a bid on 15 new announcement signs and with insert slides. The signs will cost approximately \$113 each.

2016 Possible Projects Wish List:

Board Members shared ideas for possible capital projects for next year.

Dave Schenkelberg: Replace trash area with a storage building for equipment.

Charles Larsen: Solar heater panels over the heaters.

Bernie Holmstock: 1. Security cameras for the playground and tennis courts. 2. A seating area in front of the Clubhouse. 3. Racquetball court.

Lynn Linfante: 1. Re-surfacing of the Clubhouse parking lot. 2. Commercial pressure washer.

Eileen Feiertag will include a reach-out to homeowners for more ideas in the next newsletter sent out by Joe Gall. The Board will discuss this next Board meeting.

Definition of Board Liaison: Carolyn Hmara volunteered to work with Eileen Feiertag to complete this task. Carolyn will write the first draft and then meet with Eileen before the next Board meeting.

OPEN FORUM:

Bernie Holmstock asked for a soda/snack machine to be put back in the Lanai. The consensus amongst the Board members was not to install a soda/snack machine because of problems associated in the past. Bernie suggested to have the new Operation Staff member that has her LCAM license be paid more money so as to have a licensed Property Manager at the Clubhouse on the weekends. Some Board members were not in favor of this idea. Eileen Feiertag told the Board that periodically Lynn Linfante and Dianne Gasc work a weekend day. They are also on call all hours and have come in on weekends or evening hours to handle issues the Operation Staff were not able to handle. This has been working successfully.

Charles Larsen said the northeast side of the berm on Okeechobee has lots of brown areas. Lynn Linfante will check the water and fertilization. Carolyn Hmara will look into this issue as well.

Tim Kennedy, a Fairfax resident, requested approval to paint his garage door black.

Motion made by Bernie Holmstock to have the ARC Committee review the MGMA Color Chart semi-annually and make recommendations to the Board of Directors for implementation.

Seconded by Carolyn Hmara.

Motion carries: 5 – 1. David Schenkelberg voted against the motion.

The proposed procedure will be: To reach out to Homeowners in January and July each year to gather suggestions for changes to the current MGMA Color Chart. The MGMA ARC Committee will then review the proposed color combinations in February/March and August/September, prepare proposed changes or rarify the current chart, and report their recommendations to the Board at the next appropriately scheduled MGMA Board Meeting.

Tim Kennedy, a Fairfax resident, questioned the removal of an attachment to the lateral pull-down machine. Lynn Linfante will return the attachment to the gym. As long as the piece of equipment is used correctly, it will remain in the gym. Residents had been attaching it to the wrong piece of equipment with the potential to cause possible damage.

Jeff Hmara recognized Ross Shillingford for all his assistance with the Ad-Hoc Traffic Committee. A thank you letter will be sent to Ross.

Dale Mason of Tallfield Associates introduced Felix Martinez, the new Property Manager at Tallfield Associates. Mr. Martinez will be managing several of the MGMA Village Associations. Mr. Mason also informed the Board that Loriann Perrone is no longer working at Tallfield Associates.

ADJOURNMENT:

Motion made by Bernie Holmstock to adjourn at 8:45 pm.

Seconded by David Schenkelberg.

Motion carries: 6 - 0.

Meeting adjourned at 8:45 pm.

Respectfully submitted by:

Lynn Linfante

Property Manager

Approved on: July 29, 2015