

MADISON GREEN MASTER ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
July 30, 2014

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 Max Mollohan, Director. Dianne Gasc, Assistant Property Manager and Lynn Linfante, Property Manager also in attendance. Dominic Yacovella, Director, not present.

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

Motion made by David Schenkelberg to waive the reading of the minutes from the Closed Legal Meeting of the Board of Directors held on June 23, 2014 and approve them as written.

Seconded by Bernie Holmstock.

Motion carries: 6-0.

Motion made by David Schenkelberg to waive the reading of the minutes from the Board of Directors Meeting held on held on June 25, 2014 and approve them as written.

Seconded by Max Mollohan.

Motion carries: 6-0.

Motion made by David Schenkelberg to waive the reading of the minutes from the Special Meeting of the Board of Directors held on July 17, 2014 and approve them as written.

Seconded by Maxine Yoss.

Motion carries: 5-0. Max Mollohan abstained.

Motion made by Bernie Holmstock to waive the reading of the minutes from the Closed Personnel Meeting of the Board of Directors held on July 23, 2014 and approve them as written.

Seconded by Charles Larsen.

Motion carries: 5-0. Max Mollohan abstained.

**REPORTS:**

**Treasurer's Report:** David Schenkelberg reported on the Financials from June 30, 2014. Operating cash was \$580,567 and Reserve cash was \$735,514.

David reported on delinquencies as of June 30, 2014, 299 units were delinquent. Out of the 299 delinquent, 112 units owed 2 or more quarterly payments, and 113 units owed less than \$100. Of those 113 units, 72 units owed less than \$25. Eileen Feiertag went on to report that: 13 units owed over \$10,000, 39 units owed between \$5,000 and \$9,999; and 43 units owed between \$1,000 and \$4,999. The remaining units delinquent owned under \$999.

Eileen said that Dianne Gasc will be sending the "low balance due" letters out during the month of August.

Rosenbaum Mollengarden is just getting up to speed, as they just received all but one of the MGMA files from John Kinsey's office. Approximately 100 files have been sent over to the new attorney.

Donna Broder, an Oakmont resident, recommended that the Board have a written procedure on tracking the legal fees that Rosenbaum Mollengarden will be charging. Eileen Feiertag suggested that this be discussed at the Closed Legal Meeting, once the Board can view the online reporting from the new firm.

The Board will be setting up a Closed Legal meeting to go over the collection policies and procedures with Rosenbaum Mollengarden. David Schenkelberg will be distributing the password to the Board to view the MGMA online accounting at the Closed Legal Meeting. Lynn Linfante, Dianne Gasc, David Schenkelberg, and Tallfield Accounting already have passwords.

Charles Larsen recommended that the Board appoint another Board member as liaison to the Collection Attorney. He recommended Dominic Yacovella. David stated that this person would have to be readily available to answer multiple emails received from R-M on a daily basis. As Dominic was not in attendance, there was no further discussion.

There were no new payment plans in June.

Motion made by Bernie Holmstock to suspend the voting rights and clubhouse privileges for the 26 units listed in the report reviewed by the Board.

Seconded by Maxine Yoss.

Motion carries: 6-0.

David Schenkelberg mentioned according to our attorneys that we may have to reinstate voting rights and clubhouse privileges for some unit owners that have filed bankruptcy. The Board will get clarifications on this issue at the Closed Legal meeting.

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

**COMMITTEE AND WORKSHOP GROUP REPORTS:**

Government Liaison Report: Jeff Hmara not present.

ARC Report: Marty Ross reported the following MGMA ARC activities since the Board Meeting held June 25, 2014:

The MGMA ARC Committee meetings were held on July 8 and July 22, 2014. A total of (10) ARC's were reviewed and approved by the Committee: four (4) exterior painting; one (1) gutter installation; two (2) fence installations; one (1) pool installation; one (1) awning installation; one (1) paver deck installation; and one modification of a previously approved ARC.

The MGMA Property Manager has done the final inspection and approved the return of (12) ARC deposits for: seven (7) exterior painting; two (2) fence installations; one (1) patio installation; one (1) door installation; and one (1) due to the project being cancelled as requested by the homeowner.

Forfeited ARC deposits: \$1200 of ARC deposits was forfeited from ARC's that were approved over one year ago. Despite being notified to do so, these homeowners failed to submitted a final inspection for the return of their deposits.

Motion made by Dave Schenkelberg to appoint Jessica Babcock as an alternate member to the MGMA ARC committee. Seconded by Bernie Holmstock.

Motion carries: 5-0. Maxine Yoss abstained.

Motion made by Charles Larsen that any MGMA ARC deposits that are forfeited by a homeowner be given to the Village where the homeowners live.

Seconded by Max Mollohan.

Motion fails: 2-4. Charles Larsen and Max Mollohan voted in favor of the motion. Eileen Feiertag, Bernie Holmstock, David Schenkelberg, and Maxine Yoss voted against the motion.

It was recommended that in the 2015 MGMA Budget to add an income line item for the MGMA ARC forfeited deposits.

Joe Gall, a Wyndham resident, asked Eileen Feiertag to put a notice in his monthly newsletter to remind homeowners to request their ARC deposits back from the Master Association.

Golf Course Liaison Report: Charles Larsen reported that the Golf Course was cleaning some of the landscape areas that were overgrown and backed up to homeowners property. The Golf Course is requesting that homes that are backed up to the Golf Course be maintained. Their crew complained that the Estates and Oakmont Villages have the most unsightly

backyards along the Golf Course. Charles will work with Lynn Linfante to get a list together and then contact the individual Villages involved. It was also reported that the Golf Course will be clearing the circle located in between the Clubhouse and replacing the plants with sod.

Activities Report: Dianne Gasc reported that the July pool party was a success. Approximately 90 meals were sold. MGMA clubhouse took in \$410. Hula hoops were very popular with children of all ages and photos were put on the website. Thank you to the volunteers who made this a memorable event.

Dianne Gasc reported, as of today, only one person has taken advantage of the free water safety sessions that was offered by the MGMA. Several people who said they were interested could not attend the sessions that were scheduled and Dianne Gasc, along with the instructor will be setting up August sessions.

Lakes: Lynn Linfante reported that the lakes are still looking good, except for some lily pads that have popped up and these will be treated. Charles Larsen asked about the preserve at the north end of the Estate Village. Lynn has already checked this preserve and based on information from gathered from SFWMD trimming can be done in this area.

Landscaping-Beautification: Donna Broder reported that going forward the Committee will be recommending that the Committee choose the plants for the fall planting, draw the diagrams, have the MGMA purchase the plants, and then have High Standards do the installation. The rest of the report will be covered during the business section of this meeting.

#### **UNFINISHED BUSINESS:**

Collection Attorney: David Schenkelberg requested that the Board ratify an email decision regarding the Rosenbaum Mollengarden agreement to accept a reduction in the Mortgage Defense fee to \$230 per case. This reduced fee will only apply to cases where Mr. Kinsey has filed the initial answer and affirmative defense. This ratification was unanimous.

Gym Expansion: Lynn Linfante reported that initially three contractors bid on the gym, but one withdrew his bid. Lynn mentioned she had an engineer evaluate the gym, and he was concerned with the air quantity. In order to make the gym look uniform, the height of the ceilings would have to be raised and this would incur additional cost. She will keep the Board informed.

The arm curl machine has several tears in the vinyl covering and needs to be reupholstered. This machine will not be eliminated during the gym expansion. Pro Fitness will be using a black vinyl covering.

Max Mollohan excused himself from the meeting.

Outside Doors to the Electric Rooms: The permit held up the installation of the doors. It should be completed next week.

Lighting at Front Monuments: Discussion deferred until August.

New Bank Account: Completed.

2013 MGMA Audit: Posted and completed. This audit will remain on the website for viewing.

Okeechobee Berm No Trespassing Signs: Completed in accordance to Florida Statutes.

CD Renewal: Completed.

Repairs of Pool Division Rope: Completed. Labels that are on the floaters will be removed.

Intake Screens for 4 Pumps (routine maintenance): Completed.

Queen Palms Removal: Completed.

**NEW BUSINESS:**

**Leak in Lanai:**

Motion made by David Schenkelberg to have Roofing Systems repair the roof leak in the lanai not to exceed \$1,600.

Seconded by Maxine Yoss.

Motion carries: 4-0. Eileen Feiertag abstained.

**Landscaping on Okeechobee Berm:**

Motion made by David Schenkelberg to allocate \$4,500 to the Okeechobee Berm beautification project to fill in the south side of the fence as per the guidelines set in the High Standards contract.

Seconded by Maxine Yoss.

Motion carries: 5-0.

Once the planting has occurred, the new planting will have to be watered daily for two months. Management will take care of the watering of this area. The Committee pointed out that much of the current landscaping has reached the end of its life span, and will need to be replaced in the future. Money should be allocated for this in the 2015 MGMA Budget.

**Monthly Maintenance of Front Monuments at Okeechobee and Crestwood Boulevards:** The Landscaping Beautification Workshop Group recommends that High Standards do the monthly maintenance of the landscaping at the front monuments and cancel the contract with Universal Landscape.

Motion made by Maxine Yoss to approve the recommendation of the Landscaping Beautification Workshop Group to have High Standards to do the monthly maintenance of the monuments at Okeechobee and Crestwood Boulevards and cancel the quarterly maintenance contract with Universal Landscape.

Seconded by Bernie Holmstock.

Motion carries: 4-0. Charlie Larsen abstained.

Letters will be sent to High Standards and Universal Landscape.

**Calendar Dates for Budget Workshops and Annual Meeting:**

Motion made by Dave Schenkelberg to approve the calendar dates for the Budget Workshops, Budget Meetings, and Annual Meeting as presented in the package:

MGMA 2015 three Budget Workshop Dates - Wednesday, October 1<sup>st</sup> at 6 pm, Wednesday, October 8<sup>th</sup> at 6 pm, and Tuesday, October 14<sup>th</sup> at 6 pm. (If needed, Tuesday, October 21<sup>st</sup> at 6 pm.)

MGMA BOD meeting to approve the mailing of the 2015 proposed MGMA Budget - Wednesday, October 22<sup>nd</sup> at 7 pm.

MGMA BOD 2015 Budget Approval Meeting - Wednesday, November 12<sup>th</sup> at 7 pm.

MGMA Annual Members Meeting (elections) - Monday, December 1<sup>st</sup> at 7 pm.

Seconded by Bernie Holmstock.

Motion carries: 5-0.

**ARC Inspections over 180 Days:** Dianne Gasc reported the Property Manager inspected 31 ARC projects that were approved between six months to a one year time period. She found 23 projects that were completed as approved. There were six ARC projects that were not completed and a letter was sent to the homeowners to inform them if they wanted to extend their projects to contact their Village Property Managers. The Village Property Managers also received a copy of this letter. Two ARC projects were not completed as approved and an email was sent to the Village Property Managers and the Village Presidents.

Motion made by Maxine Yoss to increase the MGMA ARC deposits to \$250, but keeping the swimming pools deposits at \$500.

Seconded by Dave Schenkelberg.

Motion fails: 1-4. Maxine Yoss voted in favor of the motion. Charles Larsen, Eileen Feiertag, Bernie Holmstock, and David Schenkelberg voted against the motion.

**Correspondence from Wyndham:** Maxine Yoss reported the Master received a voting ballot from Wyndham Village because the MGMA owns title to a unit in Wyndham. No voting action was taken by the MGMA.

Additional Sod: Deferred this issue to the Landscape Beautification Workshop group to look at the area surrounding the tennis courts and the children's play area.

**OPEN FORUM:**

Donna Broder, an Oakmont resident, reported that the pool chairs need to be cleaned. She also shared that some residents did not like the pool rules.

Joe Gall, a Wyndham resident, asked that the MGMA blow the grass away from the tennis courts.

**ADJOURN:**

Motion made by Bernie Holmstock to adjourn the meeting at 8:55 pm.

Seconded by Maxine Yoss.

Motion carries: 5-0.