

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
JULY 31, 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; Jason Stanckiewicz Director and Noreen Heelan, Director. Dianne Gasc, Assistant Property Manager and Lynn Linfante, Property Manager also in attendance.

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 and accept the minutes from the June 27, 2013 Board of Director's Meeting as written.

Seconded by Noreen Heelan.

Motion carries: 7-0.

REPORTS:

Treasurer's Report:

Dave Schenkelberg reported on financials for the past month: Operating Cash \$449,530 and Reserve Cash of \$657,411.

Delinquencies:

As of June 30, 2013, 313 units were delinquent with \$527,324 in past due assessments, of this amount 133 units are 2 or more payments past due.

Property Manager Report: See attached report for details. In addition, Eileen Feiertag reported that the police were called to the Clubhouse twice this month. One call was for trespassing and the second one for inappropriate behavior at the pool.

Committee Reports:

Government Liaison Committee Report: Jeff Hmara reported on the Royal Palm Beach Council Meetings. He reported that there is a budget meeting scheduled for August 15th. The 2014 RPB budget will include approximately \$10 million in capital improvements. There is no change in the tax rate. He talked about the success of the July 4th program, the positive staff involvement, and the need for more traffic control in the future. RPB Strategic Plan has been completed. Aldi ground breaking will be the end of August, and work has begun on widening the sidewalks near Saratoga on Crestwood Blvd. Jeff mentioned there will be an open house at the Vista Center on September 12th for FEMA to answer questions relating to Flood Maps. RPB does not have a flood plan and homeowners may have to buy mandatory flood insurance in the future. He reminded everyone that the elections are coming up in March 2014, so all residents should come out and vote.

ARC Report: The following are the MGMA ARC activities since the Board meeting held on June 27, 2013: The MGMA ARC Committee meetings were held on July 9 and 23, 2013. A total of 16 ARC's were reviewed and approved by the Committee: eight (8) exterior painting; one (1) landscaping; one (1) Village mailbox installation; one (1) patio installation; one (1) Village seal coating roads; one (1) canopy installation; two (2) hurricane shutters installation; and one (1) 3 month extension for landscaping.

The MGMA Property Manager has done the final inspection and approved the return of 11 ARC deposits for: five (5) exterior painting; one (1) landscaping; four (4) fence installation; and one (1) outdoor kitchen.

Golf Liaison Committee Report: Noreen Heelan reported there is nothing to report. The Activity Committee is hoping to plan an adult event in October at the MarBar. It was mentioned that the Golf Club area needing cleaning.

Privilege Suspension Committee Report: The Privilege Suspension Committee met on Thursday, July 18, 2013 at 6:30 pm at the MGMA Clubhouse. No homeowners appeared. 28 letters were mailed out to delinquent homeowners, and 15 made payments prior to the meeting, so only 13 homeowners appeared on the agenda to have their Clubhouse privileges suspended. The Committee voted to unanimously to immediately suspend the Clubhouse privileges of those 13 on the agenda.

The next quarterly meeting of the Privilege Suspension Committee will take place on Thursday, October 17, 2013 at 6:30 pm in the conference room at the Clubhouse.

UNFINISHED BUSINESS:

Corporate Insurance Report:

Motion was made by Jason Stanckiewicz to interview insurance agents with the intention of replacing our current agent.

Seconded by Dave Schenkelberg.

Motion carries: 7-0.

Bubblers: The aeration was installed on July 26th and over the weekend it was not working properly due to an electrical storm. It is now working properly. The Property Manager will find out when the Special Permit will be issued from ITID and finalized.

Lynn was ask to have the lake contractor do a test on lake #22 (the one with the aeration system) and to test a comparable lake to see if the aeration is making a difference.

Landscaping Beautification: Donna Broder reported on the progress for the front entrance monuments and Okeechobee Boulevard berm. Donna is also staying on top of our landscaping contractor in regard to the recent plantings. Donna wanted to thank Eddy for replacing the dying plants.

The Committee will be coming up with recommendations for the Okeechobee berm, one option may be a double hedge and replacement of dead or dying plantings.

The Board talked about the trees that are damaging the Okeechobee Monuments. Jason's Arbor Care said there are 18 hardwoods that need to be removed and the cost to replace these would be sizable. Currently there are three (3) trees that are really causing damage.

Motion made by Maxine Yoss to remove the three (3) trees causing damage and to approve the Village of RPB permit fee of \$75. Lynn will check with Jason's Arbor Care and High Standards Landscaping about the price of removal and the Board will approve this by email if this can be completed before the next Board meeting.

Seconded by Noreen Heelan.

Motion carries: 7-0.

Repairs of Pavilions on Crestwood Blvd: Board will review the information in the Board package, and deferred this until the Property Manager receives a third proposal.

Trimming of the Hardwoods and Palms: Trimming on the hardwood trees will be completed within the week. Carolyn Hmara, Walden resident, was concerned that the hardwoods may be infected with the Spiraling White Fly. The Property Manager will check with Jason's Arbor Care to see if the Spiraling White Flies are attacking the hardwood trees.

Addendum to John Kinsey's Fee Agreement: Completed.

Recommended policies by Hafer and Company: Completed and posted.

Reserve Study: Will begin the first week in August.

Playground Shade Cover Removal: The shade cover can be removed by Fred Rios and another person. To reinstall the shade once taken down will cost approximately \$475, which includes two workers for two hours and travel time. The manufacturer recommended not to take it down if the storm was a category 1. It was discussed that the MGMA should have a storm plan in place for the Clubhouse with the Clubhouse closing one or two days in advance of a storm to prepare. Jeff Hmara recommended calling Lou Richicco at the Village of Royal Palm Beach, Parks and Recreation, for recommendation for removal and replacement of shade cover.

Front Computer Gate System Repair:

Motion made by Bernie Holmstock to accept the GPC bid for the new computer and TEM Systems bid to upgrade the Gatehouse Software and not to exceed \$4,500.

Seconded by David Schenkelberg.

Motion carries: 7-0.

Cement Walkway: Work on the cement walkway by the pool equipment area will be started this Saturday, August 3rd by Trim Package. The previously approved contractor decided not to do the work, as he didn't want to pull a permit. Trim Package will complete the job with a permit for the approved amount.

Kiddie Pool: Completed.

Internal Collection Policy: Completed and posted.

July Pool Party: Completed successfully.

Tennis Court Plants: Removed and job has been completed.

American Flag and Flagpole with Lighting: Deferred until next month to answer the question on placement. Maxine Yoss, Charlie Larsen, and Lynn Linfante will look into making a recommendation for the location of flagpole.

NEW BUSINESS:

Annual Meeting and Budget Timeline:

Motion made by Dave Schenkelberg to accept the meeting dates on the proposed timeline: Budget workshop - Wednesday, October 2nd at 6 pm; Budget workshop - Wednesday, October 9th at 6 pm; Budget workshop - Monday, October 14th at 6 pm; Board Meeting to approve the mailing of the Proposed Budget - Tuesday, October 22nd at 6:30 pm;

Board Meeting to approve the 2014 MGMA Budget - Wednesday, November 13th at 7 pm; and the Annual Meeting - Monday, December 2nd at 7 pm.

Seconded by Bernie Holmstock.

Motion carries: 7-0.

Board Election and Proxy Process: Donna Broder, Oakmont resident, suggested that the homeowners be informed who was running in advance of the Annual Meeting date and that the list be mailed with the Annual Meeting package and that each candidate should submit a brief bio.

Motion made by Bernie Holmstock that nominations for running for a position on the Board of Directors will not be allowed from the floor on the night of the Annual Meeting.

Seconded by Jason Stanckiewicz.

Motion carries: 5-2 (Noreen Heelan and Max Mollohan).

Motion made by Maxine Yoss to suspend the voting rights for residents who are 90 days delinquent by any amount.

Seconded by Bernie Holmstock.

Motion carries: 7-0.

Increase Umbrella Insurance:

Motion made by Bernie Holmstock to increase the MGMA Umbrella Policy to \$50,000 from \$25,000, cost \$2,292.

Seconded by Noreen Heelan.

Motion carries: 7-0.

Holiday Lights:

Motion by Dave Schenkelberg to continue to use Holiday Lighting Designs for 2013, but cancel their contract in January 2014.

Seconded by Jason Stanckiewicz.

Motion carries: 7-0.

OPEN FORUM:

Donna Broder, Oakmont resident, was asked to speak on behalf of the President of Wyndham Village, Joe Gall, who could not attend the Board meeting regarding the Okeechobee berm at Wyndham Village. He is requesting that the MGMA install a fence on the inside of the berm which would deter foot traffic cutting through the berm and/or crime. As there was no one from Wyndham in attendance, this issue will be added to the August agenda.

Steve Feiertag, Fairfax resident, questioned the need to have a Privilege Suspension Committee due to the recent changes in the Florida Statutes. This will be added to August agenda.

ADJOURNMENT:

Motion made by Max Mollohan to adjourn at 9:50 pm.

Seconded by Bernie Holmstock.

Motion carries: 7-0.