

MADISON GREEN MASTER ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
June 25, 2014

Eileen Feiertag, President, called the meeting to order at 6:35 pm.

Officers and Directors present were: Eileen Feiertag, President; Bernie Holmstock, Vice President; Dave Schenkelberg, Treasurer; Maxine Yoss, Secretary; Charles Larsen, Director; Max Mollohan, Director; and Dominic Yacovella, 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 Max Mollohan to waive the reading of May 25, 2014 Board minutes and approve them as written.

Seconded by Bernie Holmstock.

Motion carries: 7-0.

**REPORTS:**

**Treasurer's Report:** Dave Schenkelberg reported on the Financials from May 31, 2014. Operating cash was \$596,351 and Reserve cash was \$731,309. Total delinquent units in May were 354. Out the 354 units, 134 owed less than \$100, and out of 134 units 88 units owe less than \$25.

Overall expenses are under budget by 5%. This number will change as there will be large expenditures in the next couple of months, for example the mulch.

Dominic Yacovella questioned why the MGMA was not collecting money owed by two of the Villages. Research will be needed to get this answer. It was pointed out when a Village takes title they are not required by state statues to pay the delinquent amounts immediately. Carolyn Hmara, a Walden resident, questioned the amount of deferred Comcast income - answer \$118,837.91; what was the amount of MGMA forfeited ARC deposits?; and the amount collected for patio room rental - answer \$2,400 year to May (which includes the refundable deposits). Donna Broder, an Oakmont resident, wanted to know out of the \$144,264 that the MGMA received from Mr. Kinsey for collections, is it included in the Operating Cash - answer not all of it, as the number is a reflection of the last 12 calendar months. Joe Gall, a Wyndham resident, asked how many titles does the MGMA hold - answer is one and the unit owner is paying the MGMA rent, which has recently been reduced due to bankruptcy proceedings. Once the MGMA amount owed is settled, the MGMA will start paying the Village of Wyndham.

Dave Schenkelberg provided a bankruptcy review to the Board as provided by Mr. Kinsey. There are approximately 20 units on this report.

Motion made by Dave Schenkelberg to write-off \$51,836.10 from the MGMA delinquency amount due to 10 units that have had money reduced due to court ordered bankruptcy as per John Kinsey's report.

Seconded by Max Mollohan.

Motion carries: 7-0.

Dave Schenkelberg discussed the June payment plans. The first one, the homeowners owes \$8,700, and they want to pay \$1,000 up front, \$300 per month, all seven Board members rejected this plan offer, but the MGMA was forced to accept the plan as ordered by the court judge. The second homeowner owes \$2,700. The homeowner wants to pay a lump sum of \$2,400 and waive the interest. Five Board members agreed. The third homeowner owes \$4,200. They offered to pay \$3,500. The Board agreed to counter offer at \$3,900. Five Board members agreed. These were all done via email.

Dianne Gasc reported that 115 low balance letters were mailed to homeowners (those homeowners that owed under \$100), totaling \$3,700. 27 homeowners responded. The MGMA collected approximately \$1,000. The Board agreed to do another mailing in August. No late fees were written off on these units during this action.

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

Lynn Linfante stated that the vacuum cleaner is in very poor condition and advises the Board purchase a new one.

Motion made by Dave Schenkelberg to purchase a vacuum cleaner for the Clubhouse not to exceed \$350.

Seconded by Maxine Yoss.

Motion carries: 6-0. Bernie Holmstock abstained.

#### **COMMITTEE AND WORKSHOP GROUP REPORTS:**

Government Liaison Report: Jeff Hmara, VRPB Councilman, spoke about the selling of the Crestwood Re-development area. He stated that this is the last large parcel of land in Royal Palm Beach. The Royal Palm Beach Council is thinking about selling the parcel themselves. If that is not viable they will engage a real estate agent. He encouraged homeowners to watch for the announcement of meetings in September when a new version of FEMA Flood Maps should be available. Proposed homes to be built by Minto in the acreage have decreased from 9600 to 6500, with an increase in commercial space. Jeff Hmara pointed out that the homes will generate an addition of 70,000 car trips a day to and from this area. He encouraged the Board to get involved. Jeff reminded everyone about the July 4<sup>th</sup> celebration and fireworks display at Commons Park.

ARC Report: Marty Ross reported the following are the MGMA ARC activities since the Board Meeting held on May 28, 2014.

The MGMA ARC Committee meetings were held June 10 and June 24, 2014. A total of (8) ARC's were reviewed and approved by the Committee: four (4) exterior painting; one (1) landscaping; two (2) fence installations; and one (1) modification to a previously approved ARC.

The MGMA Property Manager has done the final inspection and approved the return of 29 ARC deposits for: nineteen (19) exterior painting; four (4) landscaping; one (1) fence installation; one (1) patio installation; one (1) door installation; one (1) pool installation; and two (2) cancelled projects.

Eileen Feiertag asked for a volunteer for an alternate member for the ARC Committee.

Dianne Gasc reported on the MGMA ARC forfeited deposits. She gave a breakdown of the forfeited deposits from three groups. The first 29 forfeited deposits were people that are no longer homeowners at Madison Green. Reminder letters were mailed to 55 homeowners that had ARC's approved before the motion passed in October 2012. Of these 31, applied for a MGMA Final Inspection and 24 units forfeited their deposits. Finally, there were 25 homeowners that had ARC's approved over a year ago that never put in for their final inspections. These deposits were forfeited as per policy. These approvals were between November 2012 and May 2013. The total amount of forfeited ARC deposits was \$7,800. This amount will be transferred from the escrow account to the Operating account.

Motion made by Dominic Yacovella to enforce the MGMA ARC policy to inspect the project after 180 days of MGMA approval to make sure that if the project was done, that the project was done correctly.

Seconded by Charles Larsen.

Motion carries: 5-2. Eileen Feiertag and David Schenkelberg voted against the motion.

Golf Course Liaison Report: Charlie Larsen reported there was nothing to report. He reported that the Golf Course would not be bidding on the MGMA Landscaping contract at this time and would wait until the next contract. Dave Schenkelberg asked Charlie Larsen to remove the clippings at hole #8, as it has been there for a few weeks. He encouraged the homeowners to support the Golf Course. Charlie Larsen mentioned that a group of MGMA male homeowners were gathering at the MarBar for breakfast the first Saturday of every month at 9:00 am and everyone is invited to attend.

Activities Report: Dianne Gasc reported on the July pool party. The date is set for Saturday July 12<sup>th</sup> from 12:00 pm to 3:00 pm. Please volunteer, we need your help to make this successful.

Lakes: Charlie Larsen reported that he and Lynn Linfante rode around the lakes. There are two lakes that are in need of maintenance. The lake in Walden, Lake #14, will have a blue dye installed in a few weeks to keep the sun from hitting the bottom of the small lake. He also mentioned that the bubblers in the Lexington Lake are working as intended.

Landscaping-Beautification: Donna Broder reported that the committee was holding off on a decision regarding the project of the trees behind the two front monuments on Crestwood and Okeechobee Boulevard. She commented that the Eugenia were actually Ficus trees. Carolyn Hmara took a branch over to Mount's Botanical Gardens for verification. The planting of the spring annuals were completed and they look fabulous. The committee is working on getting bids for lighting at the monuments on Okeechobee and Crestwood Boulevard and berm landscaping replacement and beautification. The lighting contract bids should be at the Clubhouse by July 11, 2014 for committee review. Carolyn Hmara requested a copy of the letter that was sent to High Standards stating that the seasonal flowers were removed from the present contract. Donna, Carolyn, and Joe Gall walked the berm to see what planting is needed for the Okeechobee berm, and the committee will report on this at the next Board meeting. The committee would like to purchase the planting material independent of the installer. Maxine Yoss suggested that the MGMA get a bid from High Standards or a new landscaper for the berm. This job is too large for one person to do.

#### **UNFINISHED BUSINESS:**

Collection Attorney: The Board met with two legal firms at properly noticed and closed legal Board meetings (Rosenbaum & Mollengarden and Sachs Sax and Caplan).

Discussion: Lynn Linfante checked references for both firms. Both firms had positive reviews. Charlie felt that S-S and C would be more aggressive and that R-M may be under staffed. Bernie was only at the R-M interview. Maxine Yoss questioned that if R-M wanted our business, why didn't they get back to the MGMA about the mortgage foreclosure defense fee? Dominic felt that S-S and C would be more aggressive and workable. He attended the R-M by phone and was not sure they shared how they would get the delinquencies under control. Lynn felt that R-M was more personal. Eileen felt that R-M was more approachable and liked that the Board would have computer assess. Dave felt that the mortgage foreclosure defense fee was too high for existing files and would want them to reduce that fee. Max Mollohan did not attend either closed meeting.

Motion made by Charlie Larsen to discharge John Kinsey, MGMA Collection Attorney, and engage Sachs Sax and Caplan for both the MGMA collections and corporate attorneys.

Seconded by Dominic Yacovella.

Motion failed: 3-4. Dominic Yacovella, Max Mollohan, and Charlie Larsen voted in favor of the motion. Eileen Feiertag, Dave Schenkelberg, Bernie Holmstock, and Maxine Yoss voted against the motion.

Motion made by Dave Schenkelberg to discharge John Kinsey and engage Rosenbaum and Mollengarden for both collection and corporate if they will reduce the mortgage foreclosure defense fee to \$200 or less on existing files. If they will not reduce the fee, then engage Sachs Sax and Caplan.

Seconded by Maxine Yoss.

Motion carries: 5-2. Charlie Larsen and Dominic Yacovella voted against the motion.

Dave will contact Rosenbaum and Mollengarden to see if they will reduce the mortgage foreclosure defense fee. He will also contact Mr. Kinsey to let him know of the Board discussion to terminate the agreement.

Fence on Okeechobee: Completed. Lynn Linfante will stay on top of any fence repair. The contractor will secure the top railing, but from this point on, any repairs to the fence will incur a fee. Carolyn Hmara asked Lynn to have branches that are hanging over the fence trimmed.

Flat Roof over Porticos: Paint completed for \$200.

Gym Expansion: Eileen Feiertag stated that Lynn was obtaining bids.

Outside Door to the Electric Room: Lynn Linfante stated that the doors should be completed within two weeks.

Wheelchair Access to the Main Pool: Eileen Feiertag mentioned as per the Boards direction, she included in the last Board Update a "reach-out" to homeowners for interest in a wheelchair access for the main pool. This was published in

Joe Gall's newsletter, on the MGMA website, and Channel 63. Lynn Linfante stated she only heard from one person, a renter. As there was not substantial interest, the Board did not take further action.

Lighting at Front Monuments: Scope of work was mailed out to three contractors, and will be reviewed by the Landscape Committee for consideration at the July Board meeting.

New Bank Account: Dave Schenkelberg reported that a new bank account has been opened at SunTrust Bank with the transferred Reserve money.

Replacement of Water Fountain: Completed.

Mulch: Completed.

Pool Contract: Two year contract signed. Completed.

Gate at Office Entrance: Completed.

New Homeowner' Letter: Letter was developed by Lynn and Dianne with input from the Operations Staff. The letter and information sheets are now being mailed to new homeowners.

**NEW BUSINESS:**

2013 Audit: Dave Schenkelberg, Dominic Yacovella, Eileen Feiertag, Lynn Linfante, and Nicole Johnson from Hafer and Company reviewed the draft of the 2013 MGMA Audit. There were no substantial changes. Ms. Johnson stated that the audit was very clean.

Motion made by Dave Schenkelberg to approve the 2013 MGMA Audit prepared for the MGMA by Hafer and Company.

Seconded by Maxine Yoss

Motion carries: 7-0.

The 2013 MGMA audit will be posted on the website and will be available in hard copy at the office for a fee of \$2.00.

Ratification of Kiddie Pool Motor: As the motor in the Kiddie Pool needed to be replaced, the Board voted unanimously via email to have Living Water Pools replace the kiddie motor for \$700.

Okeechobee Berm No Trespassing Signs:

Motion made by Bernie Holmstock to purchase five "No Trespassing" signs to be installed on both sides of the fence on Okeechobee Boulevard.

Seconded by Maxine Yoss

Motion carries: 7-0.

Donna Broder, an Oakmont resident, recommended that a statement should be put in the June Board Update asking homeowners to call the police non-emergency number immediately when seeing someone jump the fence.

Trimming of Royal Palm Trees: Board is in agreement not to trim the Royal Palm trees, as they are self-pruning.

CD Renewal:

Motion made by Dave Schenkelberg to roll over the \$158,000 Certificate of Deposit held at Flagler Bank for another 18 months. The interest rate is 0.85%.

Seconded by Charlie Larsen.

Motion carries: 7-0.

Moving and Repair of Pool Division Rope: Bernie Holmstock, a Fairfax resident, and Donna Broder, an Oakmont resident, spoke against moving the division rope in the main pool. The Board was in agreement that the placement of the rope will not be changed. The rope and floaters will be replaced.

MGMA Correspondence: Maxine Yoss read a thank you card from a staff member thanking the Board for the Publix gift certificate (paid personally by individual Board members) given in her time of need.

Intake Screens for Four Pumps (routine maintenance):

Motion made by Charlie Larsen to have SBT change the intake screens at four pumps for \$825, as recommended by Lynn Linfante, Property Manager.

Seconded by Maxine Yoss.

Motion carries: 7-0.

Queen Palms Removal:

Motion made by Charlie Larsen to remove four diseased Queen Palms on Grand Oaks Boulevard by the entrance of Pinehurst Village, not to exceed \$800.

Seconded by Max Mollohan.

Motion carries: 7-0.

Dave Schenkelberg stated that this expense will be coded "palm tree replacement". The Board will consider replacement of these and other removed palms during the 2015 MGMA Budget workshops.

Insurance Report by Lorraine Carrio: Lynn Linfante gave an overview of the insurance report. The property is in excellent condition, as stated by Ms. Carrio. She had a few recommendations. The tree roots needed to be dug out of the parking lot area and marked. Signs are needed for the two side gates in the main pool area indicating that "This is not an exit, enter at front entrance." To remove the palm fronds that are leaning on the Clubhouse roof. All of these issues will be taken care of by Lynn Linfante. Lynn stated the Board should consider having the parking lot surface redone in 2015.

Water Safety Classes: A non-resident licensed instructor volunteered to run limited water safety sessions.

Motion made by Bernie Holmstock to allow this licensed instructor to offer free water safety sessions to homeowners.

Seconded by Dave Schenkelberg.

Motion carries: 7-0.

Dianne Gasc, Lynn Linfante, and Eileen Feiertag will meet with the instructor and work out the schedule. Eileen was not sure if this could be done before she prepared the June Board Update.

**OPEN FORUM:**

Bernie Holmstock felt that in the spirit of transparency, all and any decisions, no matter how small, the Board should be kept in the "loop". A discussion ensued. Donna Broder, an Oakmont resident, and Carolyn Hmara, a Walden resident, felt that Eileen Feiertag was acting outside of the Board. This was denied by Eileen Feiertag. Bernie withdrew his comment.

Motion made by Charlie Larsen to waive an NSF fee of \$11.30 for a Walden homeowner.

Seconded by Maxine Yoss,

Motion fails: 3-4. Dominic Yacovella, Charlie Larsen, and Maxine Yoss voted in favor of the motion. Max Mollohan, Bernie Holmstock, Dave Schenkelberg, and Eileen Feiertag voted against the motion.

Doris Golding, a Fairfax resident, had a question about whether her trees in the back of her home were hers or the golf course. Steve Feiertag, the Violation Chairperson from Fairfax, spoke to the homeowner outside of this meeting as this is a Village issue.

**ADJOURN:**

Motion made by Dave Schenkelberg to adjourn at 10:13 pm.

Seconded by Max Mollohan.

Motion carries: 7-0.