

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MAY 30, 2012

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

Officers and Directors present were: Eileen Feiertag, Vice President; Dave Schenkelberg, Treasurer; Max Mollohan, Secretary; Bernie Holmstock, Director; Gary Garramone, Director and Ross Shillingford, Director. Lynn Linfante and Dianne Gasc, Property Managers also attended.

Motion made by Dave Schenkelberg to waive the reading of the Minutes and approve the April 25, 2012 Minutes as written.

Seconded by Gary Garramone.

Motion carries 6-0.

Board Vacancy and Reorganization:

Eileen Feiertag indicated that there currently is a vacancy on the Board. Maxine Yoss and Charles Larsen volunteered to fill the vacancy. They each gave a short presentation on their work experience. The Board voted to fill the vacancy. A secret ballot was held and counted by Dianne Gasc. Charles Larsen was chosen to fill the vacancy on the Board.

Motion made by Bernie Holmstock nominating Eileen Feiertag as President.

Seconded by Max Mollohan.

Motion carries 7-0.

Motion made by Bernie Holmstock to have him fill the Vice President's position.

Seconded by Ross Shillingford.

Motion carries 7-0.

REPORTS:

Treasurer's Report:

Dave Schenkelberg reported on the financials. As of April 30, 2012, overall expenses are under budget by \$13,579 or 3%. The Operating Account had \$407,604 and the Reserve Cash \$586,242. See attached.

Delinquency Status:

178 units are past due two quarters or more.

Flagler CD:

Due to the low interest rates and after checking several banks, Dave Schenkelberg recommended we stay at the present rate and roll over the CD with our current bank.

Privilege Suspension Committee:

Steve Feiertag reported 50 letters were sent out, 34 units made payments and 13 additional suspended. The next meeting is July 18, 2012.

Informational Announcement:

Eileen Feiertag made a brief announcement that NexGen Management was leaving Palm Beach County. There were five (5) Villages that were represented by NexGen Management. The Villages of Ashford, Lexington, Palm Estates, and Pinehurst will now be represented by Premier Management. Eileen introduced Dale Mason, Property Manager from Premier Management.

Property Manager's Report:

See attached report.

Dianne Gasc, Assistant Property Manager, reported for the month of May eight (8) estoppels prepared and mailed. A total of \$1200.00 was collected.

COMMITTEE REPORTS:

Government Liaison:

Jeff Hmara, Councilman for the Village of Royal Palm Beach, reported: He urged residents to communicate with him and the Council. He talked about the traffic issues on Crestwood Boulevard and encouraged residents to get involved. He also informed us that the Royal Palm Beach Commons Park on Royal Palm Beach Boulevard scheduled to open on July 4th has been delayed and the event will take place at Lake Challenger.

ARC:

Liz Shaffer reported: MGMA ARC Committee meetings were held on May 8th and May 22nd. A total of seventeen (17) ARC's were reviewed and approved by the Committee: eight (8) Exterior Painting; two (2) fence installations; one (1) landscaping; one (1) gutter installation; two (2) paver installations; one (1) patio; one (1) front door glass inserts; and Village entrance and walkway gates (pending Master Board approval). The MGMA Property Manager has done the final inspection and approved the return of ARC deposits for three (3) ARC projects: two (2) exterior paint and one (1) fence.

ARC Guidelines for Village Entrance and Walkway Gates: The guidelines were discussed. Motion made by Dave Schenkelberg to adopt the ARC Guidelines for Village Entrance and Walkway Gates as recommended by the MGMA ARC committee. See attached.

Seconded by Bernie Holmstock.

Motion carries 6-0, one abstention by Charles Larsen.

Indian Tails Report:

Steve Feiertag reported a committee consisting of: Michael Axelberd, Steve Feiertag, Tom, and Jeff Hmara, has been formed to ask questions of the ITID District Administrator and the Finance Director. The questions will be emailed to the Board. After the ITID budget process has been completed and approved, the committee will meet with them in July to obtain the answers.

UNFINISHED BUSINESS:

Golf Club Signage:

The signs at the front clubhouse entrances were re-painted and completed.

Motion made by Dave Schenkelberg to return the \$500.00 deposit check back to the Golf Course, care of Todd Schoenwetter.

Seconded by Gary Garramone.

Motion carries 7-0, unanimous.

Great Room Carpet: Completed.

Sidewalks, Curb and Gutter Cleaning:

Three proposals were submitted for cleaning the sidewalks, curbs and gutters on Crestwood Blvd. The Property Manager recommended A-1 Wash at a cost of \$11,200.00.

Motion made by Bernie Holmstock to move forward with the Property Manager's recommendation to hire A-1 Wash not to exceed \$11,500, excluding the cost of the water.

Seconded by Dave Schenkelberg.

Motion passed 6-0, one abstention by Max Mollohan.

David Schenkelberg when asked about where on the 2012 budget the funds would come from, he responded "projects 2012."

Kiddie Pool Mushroom: Completed.

Landscaping:

Okeechobee Berm: Completed.

General planting on Crestwood Blvd median has been completed. We need to check on the watering of these new plantings.

Grass damage at Walden Village entrance has been re-sod.

Pine Road issue is still pending. Gary Garramone is working with Todd Schoenwetter on coming up with a solution. One possible idea is adding paver bricks and landscaping to this area.

Sod: Completed.

Landscaping Contract is presently in final stage of completion. Thank you to the committee.

Mulching:

Motion made by Dave Schenkelberg to approve the Property Manager's recommendation to hire Advanced Mulch, not to exceed \$13,891 and to use gold colored mulch.

Seconded by Bernie Holmstock.

Motion carries 7-0.

The Board asked Lynn to inquire about having the amount of mulch reduced due to the completion of the sod project.

2011 Audit:

The Audit was completed by Gerstle, Rosen & Goldenberg, our Certified Public Accounts, and the Association's financials are in good standards. The audit notice will be mailed to all residents in the next few days.

275 Saratoga Blvd.

The unit is in foreclosure and filled with debris and broken furniture. Lynn Linfante contacted a clean-up company and was told that this would cost approximately \$250 to \$275. Lynn will check on the company to be sure it has a business license and insurance.

Motion made by Gary Garramone to approve the clean up the unit at 275 Saratoga, not to exceed \$300.

Seconded by Bernie Holmstock.

Motion carries 7-0, unanimous.

Lynn will let Max Mollohan when this will occur.

NEW BUSINESS:

Leak in Spa: Completed.

Holiday Lights: Tabled.

Playground Surface Replacement: Tabled.

We are waiting for one more proposal. The committee is looking into replacing the sand with an alternative grass surface and installing shade sails, cost approximately \$40-60,000.

July 4th Pool Party:

Party will take place on Sunday, July 1, 2012 from 12:00 to 3:00 pm. The tickets for food will be sold at the Clubhouse and will cost \$5.00. Volunteers are needed. There will be music provided by a D.J. and face painting for the children.

Electronic Door Maintenance: Completed.

Clubhouse Resident Card Guidelines for Entities:

We have many homes in Madison Green that are currently owned by banks or third party investors. The third party investors are fixing up the homes and then renting them out. MGMA has existing guidelines in place for the renters to be able to obtain Clubhouse "Resident" cards. For your information, currently, both the person(s) listed on the warranty deed and the person(s) listed on a valid rental agreement are able to obtain Clubhouse "Resident" cards as long as they are current. This motion changes this policy.

Motion made by Eileen Feiertag to approve the following policy: The majority share holder and their spouse, if any, can obtain Clubhouse "Resident" cards once they show proof that they are the majority shareholder (their share would be recorded on their personal K-1 Form--this form is attached to the Federal Tax Return for the corporation or partnership). If there is equal ownership

(50-50), then each of the two (2) shareholders would be entitled to a Clubhouse "Resident" card (proof required). Their spouses wouldn't be entitled to a card. The maximum cards issued to an entity would be two (2) cards. This guideline would be per corporation/partnership, not per household. For example, the ABC Real Estate, Inc. owns four (4) homes in Madison Green, this entity would only be entitled to two (2) Clubhouse "Resident" cards, not eight (8).

Once the Unit Owner (individual, trust, business, etc.) rents out the home, the cards of that Unit would become inactive and only the approved renters living in each house (listed on the rental agreement) would be entitled to Clubhouse "Resident" card(s), as described in our current guidelines.

Seconded by Dave Schenkelberg.

Motion carries 7-0, unanimous.

Gym Refurbishing Committee:

The gym equipment is continuously being repaired and serviced due to the daily use by our residents. Some of the equipment is old and worn and will need replacing soon. The Board is looking for a committee team to give the Board a recommendation as to what equipment is needed, repaired, or replaced. Jeff Hmara volunteered to steer this committee and Charlie Larsen has agreed to be the Board liaison.

Motion made by Bernie Holmstock to establish an Ad-hoc Gym Equipment Committee.

Seconded by Gary Garramone.

Motion passes 7-0, unanimous.

A notice will be posted by the gym to enlist volunteers for this committee.

Rocks at Oakmont Entrance:

The Golf Course has put rocks on the MGMA property at Oakmont to prevent trespassing on to the golf course property. A meeting has taken place with Todd Schoenwetter and he was told that the rocks must be removed.

Phase 3 of the Replanting Project:

Motion made by Ross Shillingford to have High Standard install new plantings on the Crestwood Boulevard berm from Saratoga to Royal Estates entrance (west side), from Royal Estates to Pine Road, from Saratoga to Ashford (east side), and to fill in areas on Grand Oaks to the Clubhouse entrance not to exceed \$3,230.50.

Seconded by Max Mollohan.

Motion carries 7-0, unanimous.

Palm Tree Trimming:

Motion made by Dave Schenkelberg to hire Jason's Arborcare to trim the palm trees located along Okeechobee Boulevard, Crestwood Boulevard, the Clubhouse area, and area at Grand Oaks and Pine Road at a cost not to exceed \$12,304.30 as per the recommendation of the Property Manager.

Seconded by Ross Shillingford.

Motion carries 7-0, unanimous.

Becker & Poliakoff Letter:

The MGMA received a letter from our attorney recommending a change to our documents regarding the collection of past due amounts from delinquent homeowners when the banks foreclose. Dave Schenkelberg spoke against making any changes as this change will only effect those homeowners that are foreclosed on by the bank after the documents are changes. No motion was made, but the Board was in agreement to take no action at this time.

New Rain Sensors:

Lynn Linfante recommended that the MGMA should replace our rain sensors. She will look into this matter.

Fountains and Bubblers for Lakes:

Jeff Mangel, Palm Beach Aquatics is recommending that we look into installing either fountains or bubblers in several of our lakes. Lynn Linfante will start gathering information on the cost of the installation and ongoing operational costs.

OPEN FORUM: No discussion.

ADJOURNMENT:

Motion made by Dave Schenkelberg to adjourn the meeting at 9:20 pm.

Seconded by Ross Shillingford.

Motion carries 7-0, unanimous.