

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
March 25, 2015

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

Officers and Directors present were: Eileen Feiertag, President; David Schenkelberg, Treasurer; Maxine Yoss, Secretary; Max Mollohan, Director; Charles Larsen, Director; and Carolyn Hmara, Director. Bernie Holmstock, Vice President arrived at 6:40 pm. 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 Dave Schenkelberg to waive the reading of the minutes from the Board of Directors Meeting held on February 25, 2015 and approve them as written.

Seconded by Maxine Yoss.

Motion carries: 6 - 0. (Bernie Holmstock not in attendance at this time.)

Treasurer's Report: David Schenkelberg reported on the Financials as of February 28, 2015. Total number of delinquent units is 295. David said there were a dramatic decrease in delinquent units and total outstanding assessments. The reasons maybe due to bank foreclosures and bankruptcy write-offs. The final payoff payment to Mr. Kinsey has been completed.

The tentative schedule for the 2016 Budget Workshops and Annual Meeting were proposed by David:

Thursday, October 22nd and Monday, October 26th - Budget Workshops.

Wednesday, October 28th - Approval meeting for the proposed 2016 budget for mailing (to be held just prior to the regular MGMA Board October Meeting).

Wednesday, November 18th - Approval meeting for the 2016 MGMA Budget (to be held just prior to the regular MGMA Board November Meeting).

Monday, December 7th - Annual Members Meeting and 2017 MGMA Board elections. Charles Larsen requested a change of this date. No final decision was made.

Property Manager Report: See attached report. Steve Feiertag, a Fairfax resident, mentioned that the new cast iron kettle bell weights for the gym were 20 lbs. not 25 lbs. as reported. Donna Broder, an Oakmont resident, questioned if the job description of the Facility Specialist had been revised. Eileen Feiertag responded that it had been reviewed by Lynn Linfante and Dianne Gasc prior to the interviews.

COMMITTEE AND WORKSHOP GROUP REPORTS:

Government Liaison Report: Jeff Hmara, VRPB Councilman, reported that the March 2015 election had the second lowest turnout in Palm Beach County. Jeff encouraged more people to vote. He stated that there will be Presidential Primaries on March 15, 2016, as well as the Municipal Election (with three seats open). Jeff reported that the status of the State Road 7 extension is still in an appeals process. Jeff spoke with the Secretary of the Transport in Tallahassee about moving the funding back into the 2017 Budget. The county is waiting for the lawsuit filed by West Palm Beach to run its course. Jeff said there are plans to dredge the canals which have not been dredged for 60 years. The cost of dredging the canals will be split with the state. The Education Advisory Board voted unanimously to recommend that the Village Council not sell the land to the Charter High School. The VRPB council is sending out a survey to get input from the public on the charter high school before making a decision at the next Council Meeting on April 16th. The 12 acre plot of land where the proposed Charter High School would be built was appraised for \$3.1 million. The land is currently zoned for multi-family dwellings and would need to be re-zoned.

MGMA ARC Committee: Marty Ross reported the MGMA ARC Committee meetings were held March 3rd and March 17th. A total of 27 ARC's were reviewed and approved by the Committee: twenty (20) exterior painting; one (1) landscaping; two (2) fence installations; two (2) patio installations; and two (2) door installations.

The MGMA Property Manager has completed the final inspection and approved the return of (7) ARC deposits for: two (2) exterior paint; three (3) landscaping; one (1) fence installation; and one (1) shutter installation. \$700 ARC deposits was forfeited from ARC's that were approved over one year ago. These homeowners never submitted a final inspection for the return of their deposits.

Marty reported that when the MGMA Color Chart was re-done two years ago, many colors were removed from the chart. However, the ARC Committee didn't realize they reduced the number of choices for the Shelby color roof #2 (OE) to only three choices. Therefore, the ARC Committee is recommending at this time to add roof color #2 (OE) to color Schemes H & N, as they are compatible with the #2 OE roof.

Motion made by Bernie Holmstock to modify the Madison Green Color Chart as recommended by the MGMA ARC Committee as follows: Roof Color #2 (OE) will be added to Color Schemes H and N.

Seconded by Dave Schenkelberg.

Motion Carries: 7 - 0.

Eileen Feiertag said the Color Chart will be modified, posted on the website, and sent via email to the Village Property Managers and Village Presidents. Dianne Gasc will be pointing out to the three Estate Villages they need to bring this to the attention of their Village Board for approval, as this really effects only the homes with an Entegra tile roof.

Golf Course Liaison Report: Charles Larsen reported the Golf Course has started to clean up the entrance way to the Clubhouses. They have planted trinettes on the median strip entering the Clubhouse area. Charlie also reminded everyone about the Thursday night scramble at 5:00 pm and unlimited golf membership available for one and half years. The price of the individual membership comes to about \$37/week, which covers everything.

Lakes Liaison Report: Charles Larsen reported that the lakes are in good shape. Charlie and Lynn Linfante feel that lake #5 and #18 would benefit most from bubblers. Lynn was asked by the Board to get another competitive proposal for bubblers. Charlie said the MGMA could put bubblers in two lakes for the budgeted \$9,000.

Activities Liaison Report: Bernie Holmstock mentioned the Spring Fling Egg Hunt will be held at the Clubhouse on Saturday, March 28th, but more volunteers are needed. If anyone knows of anyone needing school volunteer hours they should contact the Clubhouse. Eileen Feiertag thanked the Operation Staff, Dianne, and Lynn for all the prep-work they have done for the event.

Landscaping Liaison Report: Carolyn Hmara reported that High Standards removed the oyster plants from the front Crestwood Boulevard median and transferred them to the median at Grand Oaks Boulevard and Pine Road, where conditions were better for these plants to thrive. Carolyn said the oyster plants received too much water in the old location. It was recommended that the area be "flattened" before the Spring plantings. Donna Broder, an Oakmont resident, wanted to know why the plants at the Crestwood Boulevard median were not thriving. Donna also expressed her concern that the planting by the monuments at Crestwood and Okeechobee Boulevards were not looking good. She felt that High Standards is weak when it came to this type of planting. The Magnolia trees at the front entrance of the Clubhouse do not look good. It was suggested that the soil be checked and maybe move them to another location. Lynn Linfante reported that the soil had been tested. Charles Larsen asked if the Screw Palm located on either side of the Clubhouse entrance can be removed. Eileen Feiertag stated that the VRPB requires a tree removal permit and we must replace them with another large palm.

Non-Ad Valorem Report: Steve Feiertag reported that the Indian Trails Improvement District will be re-negotiating the terms of the current bond, which matures in 2031. This will not create a one-time tax increase, as the costs involved to get a lower interest rate will be incorporated into the bond principal. It will take about one year to kick-in and we may see a decrease of about \$30-\$40 per single lot next year.

UNFINISHED BUSINESS

Village Presidents' Workshop: Five Villages were not represented at the workshop. Two Village Property Managers were present. Topics discussed were: collection of bad debt by MGMA; holiday lighting; street parking; HOA rules and regulations; maintenance of backyard properties located on the golf course; Village representation at MGMA Board

meetings; traffic on Crestwood Boulevard; and frequency of Present's workshops. LoriAnn Perrone and Charles Larsen volunteered to try to get the addresses for the homes that back up to the golf course that need cleaning up.

Tree Trimming/Palms & Hardwoods: Perkins Tree Service completed the trimming of any remaining hanging fronds.

Pool Furniture Replacement & Cabana Drapes: Lynn Linfante said the patio furniture would be delivered Monday, March 30th and there is no date yet for the delivery and installation of cabana drapes. The old patio furniture will be sold mostly to one businessman, but has been offered to all homeowners by email blast. It wasn't cost effective to sell the furniture for scrap, as they only pay 45 cents per pound of metal and we would have to arrange the transportation.

2014 Audit: Dianne Gasc reported that Nicole Johnson from Hafer & Company said the audit is almost completed and will meet with a few Board members to discuss the audit. Eileen Feiertag will meet with Lynn Linfante, Nicole Johnson, David Schenkelberg and one additional Director to review the audit prior to presenting it to the Board for approval.

Ad-Hoc Gym Committee: Eileen Feiertag reported 97 surveys were collected. The survey asked about TV's and guests that are residents of Palm Beach County. 13 people wanted just one TV. 64 people wanted two TVs. 20 people did not want any TV's in the gym. It was decided to suspend the conversation about the TV at this time until Lynn Linfante gets another estimate for one ceiling mounted TV. In regard to the gym guest policy, the survey response was split, 47 in favor of allowing Palm Beach County guests and 48 said no, and 2 wanted a trial period. Dianne Gasc will send an email to those that participated in the survey to thank them for their input.

Motion made by Dave Schenkelberg to continue the Gym Guest Policy to not allow homeowners to bring in a guest who resides in Palm Beach County. Owners/Residents may bring in two (2) approved guests per household to the Gym (this excludes all guests who reside in Palm Beach County).

Seconded by Maxine Yoss.

Motion Carries: 6 - 1 (Carolyn Hmara voted against).

Eileen Feiertag volunteered to check other suppliers for costs for larger weights; a 55 lb., 60 lb., and 65 lb and additional kettle bells.

Playground Artificial Grass Repair: Completed.

Mulch: 2015 contract signed.

Ad-Hoc Crestwood Boulevard Committee: Bernie Holmstock reported the committee received traffic engineering data and will be putting the information together with the help of Ross Shillingford. The three areas of concern are: the Saratoga area, intersection at Okeechobee and Crestwood Boulevards, and on Crestwood Boulevard by the front of the Clubhouse. The committee will be meeting again next week. Eileen Feiertag asked if the Board can have a written report to include in the Board packet.

Tennis Courts Resurfacing & French Drain: 11 surveys were completed by residents using the tennis courts. The survey asked for color choices for the tennis courts. The majority wanted the Grass Green/Stadium Blue color scheme.

Motion made by David Schenkelberg to proceed with Fast Dry Courts for \$11,740 as recommended by the Property Manager in the Grass Green/Stadium Blue colors.

Seconded by Maxine Yoss.

Motion Carries: 7 - 0.

Motion made by Bernie Holmstock to contract with High Standards to install a drainage system for \$7,005 along the south and west sides of the tennis courts.

Seconded by Dave Schenkelberg.

The motion for the drainage system was tabled for clarification (to include a drawing of High Standard's proposal).

Landscaping/Seasonal Flowers: Deferred until April meeting.

Fire Panel/Resident Card Mandatory Upgrade: The work has been completed and we are waiting on the final inspection from Palm Beach County Fire Marshall.

Lanai Window Covering:

Motion made by Bernie Holmstock to accept the proposal from Interior Quality Products for nine window treatments for \$2,565 for the lanai. Installation will include shades and cornices on the three west windows and cornices only on the other six windows.

Seconded by Maxine Yoss.

Motion Carries: 7 - 0.

NEW BUSINESS:

Crestwood Boulevard Royal Palm Tree Removal & Replacement: Lynn Linfante said the 4th Royal Palm on the east side of Crestwood Boulevard was hit by lightning and is recommending removing the damaged palm and replacing it with an A-1 Royal Palm tree.

Motion made by David Schenkelberg to contract with Independent Loader not to exceed \$3,000 to replace the Royal Palm tree on Crestwood Boulevard recommended by Lynn Linfante after checking with Exotic Tree Company (recommended by Charles Larsen). Lynn Linfante will report back to the Board via email.

Seconded by Bernie Holmstock.

Motion Carries: 7 - 0.

Lynn Linfante will obtain the permit from the Village of Royal Palm Beach and confirm the diameter of the replacement palm.

Landscape Contract Term Over April 2015:

Motion made by David Schenkelberg to approve a two year contract with High Standards for \$11,181.24 per month from May 1, 2015 to May 1, 2017.

Seconded by Bernie Holmstock.

Motion Carries: 6 - 0; Charles Larsen abstained.

The Board discussed whether or not to go out for bid on this contract and decided that overall we were pleased with the work of High Standards. Donna Broder, an Oakmont resident, voiced her concern about not going out for bid.

OPEN FORUM:

Carolyn Hmara spoke about a book club that has been established by residents of Madison Green. There are 7 members, two of which are published. The group has met once and plans on getting together in the near future.

Charles Larsen reported that he went out with Lynn Linfante to look at the homes in several Villages that in his opinion were not being maintained up to Madison Green standards. David Schenkelberg said that he was unaware if the Village has already applied fines on those properties or if the units had filed bankruptcy. A discussion was had and overall it was decided to leave this to each Village to make their own determination.

Charles Larsen wanted to know the procedure about contacting the MGMA corporate attorney. He did not want to discuss the question. Eileen Feiertag will talk with Charlie after the meeting. The current policy is that no one from the Board can individually contact the attorney without Board approval.

Michael Axelberd, a Royal Estates resident, questioned if the ARC meetings were opened and he was told they definitely are open.

ADJOURN:

Motion made by Max Mollohan to adjourn at 9:35 pm.

Seconded by Bernie Holmstock.

Motion carries: 7 - 0.

Meeting adjourned at 9:35 pm.

Respectfully submitted by:
Lynn Linfante
MGMA Property Manager

Approved on: April 29, 2015