

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MARCH 28, 2012

Jeff Hmara, President, called the meeting to order at 6:30 pm.

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

Motion made by Dave Schenkelberg to waive the reading of the Minutes and approve the February 29, 2012 minutes as written.

Seconded by Max Mollohan.

Motion carries 6-0.

REPORTS:

President's Report:

Jeff Hmara did an overview of his election to the Village Council and thanked everyone for their support. Jeff spoke about another car accident on Crestwood Blvd and has asked Diane Smith from Community Affairs at PBSO to speak to the Association at our April 25th Board meeting. Other topics covered were: the new banners on the front monument installed by the Golf Club; the painting of the kiddie pool Mushroom; the lakes are looking better; the carpeting in the Great Room to be completed soon; and the Spring Fling Event on March 31st.

Treasurer's Report:

Dave Schenkelberg reported on the financials. The Operating Account is at \$380,712 as of February 29, 2012 and the Reserve Cash is at \$567,484 as of February 29, 2012. Currently, there are 180 units that are two payments past due which is a significant drop and Dave expects more to come back down in several months.

Delinquency Report: Dave had a request from a bank offering a settlement of \$4,000 on a unit that owes the MGMA \$9,500. Dave recommended that the Association should accept the offer. This way the Association gets paid something as our documents are not always clear and we could get nothing. The balance will be written off as bad debt.

Motion made by Dave Schenkelberg to accept the \$4,000 bank offer on this unit.

Seconded by Eileen Feiertag.

Motion carries 6-0.

Bernie Holmstock asked that bank foreclosures, like this one, be ratified at future Board meetings.

Property Manager's Report:

See attached report.

COMMITTEE REPORTS:

Government Liaison:

Jeff Hmara presented an architectural rendering of the new Royal Palm Beach Commons Park (scheduled to open on July 4, 2012). The plan consists of 10 acres of parkland for 1,000 residents and offers a driving range, two playgrounds, a restaurant, and bike trails. Jeff advised everyone should plan on visiting the park when it is completed. He also reported on the meeting to extend State Road 7. This purpose of the meeting was to allow residents to voice their opinions on the topic. The next step will be in the fall to define the plans for the extension.

Activities Committee Report:

Bernie Holmstock talked about our new volunteer, Stacey Shuster, who is working with the committee. Stacy has been helping with the Spring Fling and offered many creative ideas and plans.

ARC Report:

Liz Shaffer reported:

The following are the MGMA ARC activities since the last Board meeting held on February 29, 2012: MGMA ARC Committee meetings were held on March 6^h and March 20st. A total of fifteen (15) ARC's were reviewed and approved by the committee: Eight (8) Exterior Painting; Three (3) Landscaping (2 approved as submitted, 1 approved as modified); One (1) Pool Project; One (1) Fence Installation; One (1) Hurricane Shutters Installation; and One (1) Gazebo Installation.

The MGMA Property Manager has done the final inspection and approved the return of ARC deposits for ten (10) ARC projects: (9) Exterior Paint and (1) Pool Project.

The ARC Ad Hoc Color Committee has voted unanimously to affirm the current color charts for 2012.

UNFINISHED BUSINESS:

New Legal Representation:

Max Mollohan researched several law firms for price and comparisons. He found that most of the firms were interested in handling the Associations collections issues and that their consultation fees were all about the same. He found one firm that would give the first 15 minutes free, providing that they would not have to do any research. Max presented a package for everyone to review the results.

Golf Club Signage:

Banners were temporarily installed on the front monuments about two weeks ago by the Golf Club. Supposedly, the Royal Palm Beach building permit obtained by the Golf Course is soon to expire. The Board requested that Lynn Linfante get a copy of the permit for the Association

records. Todd Schoenwetter gave a \$500 refundable security check as a deposit for the construction and damage purposes.

Motion made by Dave Schenkelberg that the "Good Faith" deposit check (for damages) be returned after completion.

Seconded by Max Mollohan seconded the motion.

Motion carries 5-1. Gary Garramone abstained.

Code of Ethics:

Jeff Hmara asked if all members of the Board have signed The Code of Ethics. Dianne Gasc responded that there are six signed.

Intake Screens:

Lynn Linfante reported that the intake screens were installed and completed. Fred Rios was there to oversee the installation and the old screens were removed.

Great Room Carpet Repair:

Lynn Linfante spoke to the carpet company installer and the binding should be completed by the middle of April.

Tennis Court Windscreens:

Lynn Linfante met with a tennis contractor and he believes the windscreens are not in bad shape and could wait on replacing the screens for about another three months. He suggested the courts should be pressure washed and Fred Rios will start pressure cleaning the surface in a week or so.

Sidewalks, Curb & Gutter Cleaning:

Two proposals were received and waiting for another proposal. Lynn Linfante and Fred Rios will check the property so a scope of work to identify what needs to be done. Jeff Hmara confirmed that the Village of Royal Palm Beach will not clean the sidewalks.

Painting of Kiddie Pool:

Lynn Linfante reported that the painting on the mushroom will be started around April 9th or 16th by a volunteer resident. There will several colors selected with a turtle or sea animal as the pattern.

Timing of Phase 2 of the Okeechobee Berm:

The scope of work for the phase 2 of the Okeechobee berm is still under review and should be ready in two to three weeks per Ross Shillingford.

Tree Replacement has been completed. Bubblers have been installed.

Landscape Contract:

The Landscaping Contract Committee entertained five (5) proposals. The Landscaping Contract Committee recommended that the 2012 landscaping contract for the MGMA be awarded to High Standards Landscaping. The proposal price, quality, completeness, references, responsiveness, and experience were all considered and agreed upon.

Motion made by Eileen Feiertag to hire High Standards Landscaping for the next contract year and to include the ethics clause as presented.

Seconded by Max Mollohan.

Motion carries 6-0.

It was recommended that the scope of work for our landscaping needs be reviewed and changed prior to our next contract bid.

Thank you to the Landscaping Contract Committee for all their work.

Legal Action:

The MGMA was served with a lawsuit: Chapnick vs. MGMA. This was in regard to money owed to Mr. Chapnick by the MGMA for legal fees relating to our collection actions when the MGMA switched collection attorneys. Dave Schenkelberg reported on the time line, including actions taken by the Board of Directors and our legal consul Becker & Poliakoff. The settlement agreement of \$47,500 was agreed upon on February 23, 2012. A check was issued as per the settlement agreement on March 13, 2012. This settlement will be booked to the 2011 financials and to post the legal fees to the appropriate units. All members of the Board of Directors acknowledged reading and agreeing on the settlement agreement.

Mulch for Property:

Lynn Linfante will get three (3) bids for the work. The areas to be mulched have to be clearly identified and the method of installation has to be addressed. The Board wants the issue of sodding to be completed prior to the mulching. Tabled.

NEW BUSINESS:

Median Maintenance Up-Keep:

Max Mollohan discussed revaluating the median to give it back to the Village of Royal Palm. Several board members disagreed and suggested the median should be maintained better by trimming the bushes shorter and filling in bushes where needed.

2011 Audit Report:

The 2011 Financial Audit performed by Gerstle, Rosen, and Goldenberg went very well and we are waiting on the audit draft. One of the reasons for the successful completion was due to our files being easily available for review. Thank you to Carolyn Hmara and the File Clean-up Committee.

275 Saratoga Blvd:

The unit owner moved out in February 2012 and the unit was re-keyed by the MGMA. Max Mollohan, President of Saratoga, received a letter that the bank is close to foreclosing. The unit is in bad shape with mold, missing appliances, and water damage.

Motion made by Dave Schenkelberg that Diana Forderling of (Next Gen Property Manager) or John Kinsey try to sell the house to a third party.

Seconded by Eileen Feiertag.

Motion passed 4-0. Max Mollohan and Gary Garramone abstained.

The Board discussed three methods of dealing with MGMA homes: Allow the house to sit vacant and just maintain the outside of the unit; to sell the title to a third party; or to fix it up and rent it out. The Boards feeling at this time was to try and sell the title to a third party.

The Board discussed pressure washing the roof, the driveway, and the walkway in consideration for the neighbors.

Motion made by Dave Schenkelberg that the Property Manager get three bids for the pressure washing but to wait until the MGMA finds out if the house is definitely being taken back by the bank or David Stern Mortgage.

Seconded by Eileen Feiertag.

Motion carries 5-0. Max Mollohan abstained.

Dave Schenkelberg discussed the maintenance for the lawn care.

Motion made by Dave Schenkelberg that the lawn be mowed on an "as needed" basis. The amount of \$75 will be for the initial first cut and trimming and \$25.00 each time after.

Seconded by Eileen Feiertag.

Motion carries 4-2. Max Mollohan and Gary Garramone abstained.

Motion made by Eileen Feiertag to modify the Clubhouse hours on Easter Sunday (April 8, 2012) as a "one-time only" change to 10 am to 6 pm due to staffing hours. Two new people were hired this past week and they will not be ready to cover hours independently.

Seconded by Bernie Holmstock.

Motion carries 6-0.

Open Forum:

A Homeowner discussed the issue of exterior white colored homes.

Adjournment:

Motion made by Dave Schenkelberg to adjourn meeting.

Max Mollohan seconded the motion.

Motion carries 6-0.