

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
March 30, 2016

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

Officers and Directors present were: Eileen Feiertag, President; Charles Larsen, Vice President, David Schenkelberg, Treasurer; Maxine Yoss, Secretary; Bernie Holmstock, Director; and Gary Garramone, Director. Lynn Linfante, Property Manager, and Dianne Gasc, Assistant Property Manager, were also in attendance. LoriAnn Perrone, Director, arrived at 6:45 pm and left early.

Eileen Feiertag stated the meeting was properly noticed in accordance with the By-Laws and a quorum was present.

Motion made by Maxine Yoss to waive the reading of the minutes from the Board of Directors Meeting held on February 17, 2016 and approve them as written.

Seconded by Charles Larsen.

Motion carries: 6 - 0.

Motion made by David Schenkelberg to accept the minutes as presented from the Closed Legal Board Meeting held on March 16, 2016. Attorney Allison Hertz, from Rosenbaum Mollengarden, was in attendance.

Seconded by Charles Larsen.

Motion carries: 6 - 0.

Treasurer's Report: David Schenkelberg provided the 2016 January and 2016 February financials. David asked each Board member to complete and return the "Related Party Questionnaire" as requested by our auditor, indicating whether a Board member had been reimbursed by the Association or used any Association vendor for personal use. This information will be used for the MGMA 2015 Audit.

Property Manager Report: Property Manager's report was handed out. Lynn Linfante reported that woodpeckers are causing damage on the pavilion by the pool and is looking into a solution.

Eileen Feiertag mentioned the MGMA newsletter delivery by volunteers has not been successful. Volunteers picked up newsletters late, and they were not delivered timely. Joe Gall will be taking back delivery. Eileen asked Dianne Gasc to send "thank you" letters to the volunteers.

Steve Feiertag, a Fairfax resident, asked if Living Waters and Get Wet are two separate companies. Lynn responded "yes".

Government Liaison: There was no report, as Jeff Hmara was not present at this meeting.

ARC Committee Report:

The following are the MGMA ARC activities since the last report given on February 17, 2016: The MGMA ARC Committee meetings were held March 2 and 16, 2016. A total of 16 ARC's were reviewed and approved by the Committee: six for exterior painting; one for landscaping; one for satellite dish installation; six for fence installations; one for driveway pavers installation; and one for shutter installation.

The MGMA Property Manager has completed the final inspection and approved the return of 12 MGMA ARC deposits: four for exterior painting; two for landscaping; three for door replacements; one for gutter installation; one for shutter installation; and one for pool installation.

Three modifications were approved of previously approved MGMA ARC's.

A total of \$1,000 ARC deposits were forfeited as they were approved over a year ago and the homeowners never submitted a final inspection for the return of their deposit.

Golf Course: Charles Larsen said that the Golf Course was getting a lot of play and the Golf management is working on the course. Eileen Feiertag spoke about the catering services which have improved since last year. The VIP Caterers Easter event held at the Golf Course ballroom was well attended, reasonably priced, and the food was good. Eileen encouraged residents to check out the new caterers at the Golf Course if you are planning a small or large event.

Lakes: No report at this time. Will be dealt with later in the meeting.

Activities: Dianne Gasc reported the Spring Fling was a huge success. There were more children and families at the event than ever before. Eileen Feiertag mentioned photos from the event are posted on the website for viewing, along with a positive comment from one of the residents about the event. Eileen thanked all the volunteers that helped out. (Loriann Perrone arrived.)

MGMA Long Term Plan: No report.

UNFINISHED BUSINESS:

Lighting Project:

Clubhouse Lighting: Lynn Linfante said that a few residents commented that the front bollard lights were a little too bright. Lynn replaced the bulbs with warmer white bulbs.

Eileen Feiertag thanked Lynn Linfante and Maxine Yoss for their work on this project. She also pointed out that the landscaping in front of the Clubhouse was refreshed.

Bulk Provider: Steve Feiertag, Chairperson of the MGMA Ad-Hoc Bulk Provider Committee, reported for the 7 members on the Committee. He stated that he was very impressed with the committee member's intelligence, knowledge, and their hard work. The committee met with three providers: Comcast, AT&T, and Hotwire. Communication is ongoing and the end result will be a technically advanced service and will provide a significant cost savings for the homeowners. The committee also met with four negotiating companies. At this time, the committee recommends hiring a company to negotiate for the Association due to the intricacies involved in these contracts and to help get a good contract that will protect Madison Green. The committee recommends contracting with Community Cable Consultants as the negotiator. Their committee vote was six in favor and one against. Steve reported that the company would receive 20% of the door fee. Two of the companies had their fee based on savings to the community over the length of the contract. The committee felt that this would cause the Association to pay more. Steve said the committee's role is to bring the best contract to the Board at a later date with the help of a negotiator. Eileen Feiertag pointed out that this is not a decision to have the Association have a bulk contract, but only to hire a consulting firm. The decision to have or go without a bulk contract will be discussed once the consultant gets back to the committee with the offers and then the committee will report to the Board and recommend action. As this is a very important decision, a separate letter will go out to the community announcing a date for a Special Board of Directors meeting to vote on this issue.

Motion made by Bernie Holmstock to sign a consulting agreement with Community Cable Consultants to negotiate bids from cable/internet providers on behalf of the Association for bulk services as recommended by the MGMA Ad-Hoc Bulk Provider Committee. This does not obligate the Association to accept any agreement solicited or negotiated by this consultant, and if no agreement is entered into, then there is no fee owed to this company.

Seconded by Charles Larsen.

Motion carries: 7 - 0.

Eileen Feiertag thanked the committee for all their hard work and many volunteer hours. She noted that it is great to see new people volunteering. Eileen said "thank you" letters will go out to the other negotiating vendors that participated thus far.

Village Maintenance Assignments: David Schenkelberg stated that the Villages (Fairfax, Oakmont & Saratoga) have received the Assignment and Maintenance Agreements two months ago. No Village has responded as of yet. We will give the Villages two more weeks to respond.

Deeding Village Plots: A legal meeting was held with Allison Hertz, from Rosenbaum Mollengarden. Allison said there has been no resolution with Minto and at this time the Association should find an attorney that specializes in real estate, land use, and land development. Our attorneys have given us two recommendations. This process could take some time and the cost could be significant.

Royal Palm Tree Chemical Treatment: Completed.

Pool Heater Repair: Completed.

Paver Repair at the Pavilions: Lynn Linfante stated that this work should be done next week.

Website Update & Back Up: Eileen Feiertag said the website has been backed up and should be updated by the weekend. She also informed the Board that an extra \$200 had to be authorized due to extra work performed by the vendor.

Holiday Clubhouse Hours: Hours have been posted and the website has been updated.

Additional Roof Leak over Kiddie Room: Completed.

Basketball Backboard: Lynn Linfante reported that the replacement of the basketball backboard was installed for a cost of \$726. The Board at last month's meeting had approved this repair up to \$1,200. The Board thanks Lynn Linfante for saving the Association money.

Golf Cart Repair: Completed.

NEW BUSINESS:

Landscaping:

Maintenance:

Motion made by David Schenkelberg for High Standards to install Trinettes (\$1,248) in two areas on the Crestwood median where current plantings were dying and to replace the dying Hibiscus located on both sides of the monuments at Okeechobee and Crestwood Boulevards with trumpet angels (\$240) for a total cost of \$1,488.

Seconded by Bernie Holmstock.

Motion passes: 7 - 0.

Motion made by Bernie Holmstock for High Standards to replace plants that have been damaged by foot traffic at the berm on Grand Oaks Boulevard on the Pinehurst side of the road for \$462.

Seconded by Loriann Perrone.

Motion carries: 7 - 0.

(Loriann Perrone left the meeting after this motion.)

Seasonal Planting:

Motion made by Maxine Yoss to have High Standards install seasonal flowers (Vinca Valiant Series – Periwinkles) at both of the front monuments located at Okeechobee and Crestwood Boulevard and directly in front of the Clubhouse for \$1,980 under the direction of Lynn Linfante.

Seconded by Bernie Holmstock.

Motion carries: 6 - 0.

Charles Larsen said there are still bare areas amongst the bushes on the east side of the Okeechobee berm. Lynn Linfante was directed by the Board to get a proposal to fill in these areas.

Lakes Maintenance Contract:

Our current lake maintenance company has been doing a fine job, but the company appears to be having some issues with their upper management.

Motion made by Charles Larsen to hire Aquatic Systems, Inc. for a two-year contract to maintain the lakes for a yearly cost of \$40,596, as recommended by the Property Manager.

Seconded by Maxine Yoss.

Motion carries: 6 - 0.

A certified letter will be prepared and sent to Superior Waterway advising them of a 30-day cancellation of our agreement.

Lake Fountain:

Eileen Feiertag thanked Charles Larsen and Lynn Linfante for their dedication to this project. They reported that they met with multiple companies for the purchase and electrical installation of the fountain to be installed in the lake just west of Wyndham Village.

Purchase:

Motion made by Maxine Yoss to purchase a 15 HP 3-Phase floating fountain from Vertex Water Features for \$20,961.50 as recommended by the Property Manager.

Seconded by Bernie Holmstock.

Motion carries: 5 - 1. David Schenkelberg voted against the motion.

Lynn Linfante confirmed that Aquatics Systems, Inc. will do the maintenance on the fountain once the Board votes on the maintenance contract. The cost of this maintenance contract will be \$185 per quarter.

The Board will discuss at a later date the timing of when the fountain will be running and/or lit and this will be controlled by two separate timers. The Board was told that the power of the fountain could be dialed down if necessary. The lighting would only be white; as colored lights would not show up due to the color of the water in the lake. The warrantee on the stainless steel turbine pump, nozzles, and floatation system is four years and two years on the lighting.

Installation:

Motion made by Bernie Holmstock to approve Sansone A/C & Electrical to do the electrical installation for the lake fountain for \$10,985. This motion also includes an additional amount of \$500-\$2,500 to obtain the necessary permits from Indian Trails Improvement District.

Seconded by Maxine Yoss.

Motion carries: 6 - 0.

Eileen Feiertag reminded the staff to make sure there is an adjustment in the 2017 MGMA Budget for extra electrical usage.

Okeechobee Monument Lighting:

Motion made by Charles Larsen to have Dan Rogers replace and install shorter polls and adjust the existing lighting fixtures at the Okeechobee and Crestwood monuments for \$650.

Seconded by Maxine Yoss.

Motion carries: 5 - 0. Bernie Holmstock abstained.

Eileen Feiertag requested that the vendor come out in the evening to view the current lighting.

It was pointed out that the slate wall at each of the monuments were looking moldy. Fred Rios will pressure clean the slate wall at the monuments before the plantings are installed.

Mulch:

Motion made by Maxine Yoss to contract with East Coast Mulch for \$22,000 which will cover two mulch installations, one in May and a second in November.

Seconded by Gary Garramone.

Motion carries: 6 - 0.

Pressure Washing in Front of Clubhouse:

Motion made by David Schenkelberg to approve Derek Sykes Pressure Cleaning, Inc. not to exceed \$800 to pressure clean the curbs, gutters, and sidewalks in the areas in front of the Clubhouse as presented.

Seconded by Charles Larsen.

Motion carries: 6 - 0.

Lynn Linfante tried to be in touch with Mike Brady at the Golf Course to see if they want this vendor to do similar work for them. As of this meeting, she has not heard back from Mr. Brady.

Tree Trimming on Crestwood Boulevard Berm along Ashford Village:

Motion made by Bernie Holmstock to have Stimmler & Son, Inc. trim a tree on Crestwood Boulevard berm along Ashford Village for \$110.

Seconded by Maxine Yoss.

Motion carries: 6 - 0.

Computer Hard Drive Replacements:

Motion made by Bernie Holmstock to replace one hard drive in the office computer by GPC, Gina Parsons Consulting for \$235.32. If this replacement corrects the computer issue, the second office computer hard drive will be replaced at an additional \$235.32 cost.

Seconded by Charles Larsen.

Motion carries: 6 - 0.

Pool Floor Repair:

Motion made by David Schenkelberg to have Living Waters repair the diamond brite in a small area in the main pool floor for \$275.

Seconded by Bernie Holmstock.

Motion carries: 6 - 0.

OPEN FORUM:

David Schenkelberg asked for Lynn Linfante to obtain a map of Madison Green, so it can be displayed for meetings. Lynn Linfante will find out if we can obtain an aerial photo print ourselves, or reach out to Jeff Hmara, as he had indicated in the past that he may be able to obtain a map.

Gary Garramone recommended that new ideas should be introduced in the exterior look for Madison Green homes. He will write something up and give it to the MGMA ARC Committee for review.

Bernie Holmstock mentioned there is Friday night special at the MarBar. They have a private room for Madison Green residents. Cocktails are at 6:30 pm and dinner at 7:00 pm.

ADJOURNMENT:

Motion made by David Schenkelberg to adjourn meeting at 8:45 pm.

Seconded by Charles Larsen.

Motion carries: 6 - 0.

Meeting adjourned at 8:45 pm.

Respectfully submitted by: Lynn Linfante, Property Manager

Approved on: April 20, 2016