

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MAY 29, 2013

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

Officers and Directors present were: Eileen Feiertag, President; Bernie Holmstock, Vice President; Maxine Yoss, Director; Max Mollohan, Director; and Noreen Heelan, Director. Dianne Gasc, Assistant Property Manager and Lynn Linfante, Property Manager also in attendance. Dave Schenkelberg, Treasurer was officially excused and Jason Stanckiewicz arrived at 7:18 pm.

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 the minutes and accept the minutes from the April 25, 2013 Board of Director's Meeting as written.

Seconded by Maxine Yoss.

Motion carries: 5-0.

REPORTS:

Treasurer's Report:

Lynn Linfante reported the financials for the past month: Operating Cash of \$581,096 and Reserve Cash of \$653.853.

Delinquencies:

As of 4/30/2013, 386 units were delinquent with \$608,050 in past due assessments, of this amount 150 units are 2 or more payments past due.

Property Manager Report: See attached report for details. In addition, Lynn Linfante reported that there are several cracked tiles in the main pool; one of the 65 lbs free weights in the gym needs to be replaced; and the lakes are looking good.

Committee Reports: Government Liaison Committee Report: No report as Jeff Hmara was not present due to prior commitment.

ARC Report: Dianne Gasc reported the following are the MGMA ARC activities since the Board meeting held on April 25, 2013: The MGMA ARC Committee meetings were held on April 25, May 9, and May 28, 2013. A total of 31 ARC's were reviewed and approved by the Committee: thirteen (13) exterior painting, one (1) driveway design, one (1) pool installation, three (3) fence installations, one (1) hurricane shutters installation, one (1) patio installation, two (2) awning installations, three (3) landscaping, one (1) Village Association replacement of mailboxes, one (1) outdoor kitchen installation, one (1) gutters installation, one (1) A/C installation, one (1) balcony installation, and one (1) pavers installation.

A 3-month extension was approved for a fence installation application.

The MGMA Property Manager has completed the final inspection and approved the return of 15 ARC deposits for: seven (7) exterior painting, one (1) fence installation, one (1) landscaping, one (1) driveway, one (1) paver installation, one (1) door installation, one (1) shutter installation, and two (2) patio installations.

Golf Liaison Committee Report: Noreen Heelan reported that residents are continuing the use of private golf carts on the Golf Course. They have been given warnings by the Golf Course and not stopped. In addition, some residents are still walking their dogs on the Golf Course. The Golf Course is now taking action and calling the police.

Indian Trails Improvement District: Steve Feiertag gave a brief report about ITID Tax Budget for Madison Green Homeowners for 2014. The ad valorem taxes are a flat amount, which will be decreasing next year by approximately three (3) dollars per lot. The majority of this money goes to pay the mortgage for the infrastructure. Steve spoke about Tanya Quickel, District Administrator for ITID, and the benefit she is for MGMA. She speaks up to make sure MGMA does not get charged for something we should not be charged for.

Eileen Feiertag mentioned that ITID technicians have been checking on the overflow on the lake near her home.

Eileen Feiertag again asked if anyone knows someone who would like to volunteer to serve as an "alternate" member on the ARC or Privilege Suspension Committees. Eileen asked if you have a friend or neighbor to please ask them to volunteer.

UNFINISHED BUSINESS:

IRS Payroll Issue: Eileen Feiertag reported that there is no current news to present.

Playground Surface and Shade Cover: Lynn Linfante reported one of the new poles on the new shade cover was scratched during shipment and that Jones Awning would be back to repaint the pole once the rain has stopped. Lynn was asked to find out how the warranty would work as we already have a rust situation on one of the poles. She will get back to the Board. Lynn reported that Putting Greens will be on property tomorrow to start the install of the artificial turf, weather permitting. A question was asked, "if the sand had to be dry before installation, to prevent molding because of the rain?" Lynn will get back to the Board.

Lynn Linfante reported that the Board was told by the sales person for the shade cover company before we signed the contract that it was easy to take down and reinstall and now we find out this is not true. It will cost about \$1,200 to reinstall because of the labor and weight of the shade material. Questions were: What is the cost to replace the shade and is the \$1,200 a contract amount for multiple reinstallations or is it a onetime charge? Lynn will get this information and report at the next meeting. It was suggested that perhaps the Board should set a procedure on when to take down the shade during an approaching storm. Lynn was also instructed to reach out to Jones Awning to see if they would agree to reinstall several times for free as we were given incorrect information from the sales person.

Corporate Insurance Report: Eileen Feiertag spoke with Damian McFadden, agent from Wells Fargo letting him know that she was not happy with the level of service he was giving the MGMA. A meeting will be set at the beginning of June to review the insurance needs of the Community. Jason Stanckiewicz, Dave Schenkelberg, and Lynn Linfante should attend this meeting.

Aeration (Bubblers) Project: Eileen Feiertag reported on the status of the bubblers. If we did not go forward with the project due to the overruns, the cost to ship the product back and restocking fees would be over \$4,000. Charlie Larsen reported that he attended the ITID monthly meeting and was told by an ITID engineer that we could include multiple lakes in our permit and engineering permit. This way we wouldn't have to pay the \$500 and \$2,000 fees for each lake. A portion of the engineering permit fee may be returned to the MGMA.

Motion made by Maxine Yoss, if there are no other additional costs to add more lakes on the permits, to pay the \$2,000 engineering fee, and to go forward with the installation of the bubbler.

Seconded by Bernie Holmstock.

Motion passed 5-1. Max Mollohan voted against.

Eileen Feiertag asked Lynn Linfante to have Chris York from Superior Waterways call ITID to find how to add other lakes on to each of the permits? Lynn Linfante will report to the Board by email.

Fountain: Deferred until the June meeting.

Conflict of Interest in Staffing: Steve Feiertag, a resident from Fairfax, read a statement on the policy that was previously passed regarding the non-employing of staff if a direct family member was on the Board.

Motion made by Bernie Holmstock to discontinue this policy.

Seconded by Jason Stanckiewicz

Motion failed. 3 in favor (Max Mollohan, Bernie Holmstock, and Eileen Feiertag); 3 against (Jason Stanckiewicz, Noreen Heelan, and Maxine Yoss.

Clubhouse Holiday Closures: Completed

Landscaping Beautification: Donna Broder reported on the inexpensive landscaping updates (cost less than \$2,000) that have been completed, such as the Okeechobee Boulevard monuments, median island at the entrance on Crestwood Boulevard, and at the Clubhouse entrance. The committee is working on gathering bids for the three monuments on Okeechobee Boulevard, the twenty-two Royal Palms, and a plan for the Okeechobee berms. The committee is accumulating all data and bids for budget time. The committee asked one more, and final 2013, project for the beautification of the grounds.

Motion made by Noreen Heelan to allocate \$690 to finish installing Begonia Albas around the 20 oak trees on Crestwood Boulevard, not to include mulch.

Seconded by Maxine Yoss.

Motion passes 6-0.

Telemetry Device: Eileen Feiertag reported that the easement area in Fairfax has cleared. Homeowners along the M-1 Canal in Fairfax who will be impacted by the installation of the telemetry device were sent letters to inform them that ITID will be running large trucks along the easements behind their homes. It is our understanding that ITID will re-sod, as needed, once the project is completed.

Purchase of Sound Bar with Sub-Woofer & Roku Box: The movie box and the sound bar are installed and ready for showing movies on movie nights. We are currently enjoying the sound bar by playing soft music in the Great Room.

Rotting Fascia Board on Pavilions on Crestwood Blvd: The fascia boards were inspected by a contractor and 60 linear feet of fascia needs to be replaced or repaired (cost approximately \$2,650). Waiting until January will not sizably increase the damaged areas, there is no evidence of termites, and the roof is in excellent condition.

Discussion was deferred until we receive two more bids.

Trimming of the Hardwoods and Palms:

Motion made by Bernie Holmstock to contract Jason's Arborcare for \$23,475.40 to trim the hardwoods and palm trees at Property Manager's recommendation.

Seconded by Noreen Heelan.

Motion passes 6-0.

Addendum to John Kinsey's Fee Agreement: Deferred until June meeting as we have not heard back from Mr. Kinsey.

Recommended policies by Hafer and Company: Deferred until June meeting. We will invite Nicole Johnson from Hafer & Company to attend to answer the Board's questions.

Reserve Study:

Motion made by Maxine Yoss to hire J R Frazer to complete a reserve study update and a property insurance replacement cost valuation update for \$2,700.

Questions were asked about how this will affect our reserves.
Tabled until June Meeting to have Hafer & Company present to answer our questions.

NEW BUSINESS:

Mulch:

Motion made by Noreen Heelan to contract East Coast Mulching for \$12,500, work described in contract as recommended by our Property Manager and to have the installation occur after the rainy season.

Seconded by Jason Stanckiewicz.

Motion passes 6-0.

Since mulch is postponed until after rainy season, Donna Broder asked the Board to increase the prior motion by \$200 to include mulching around the 20 oak trees on Crestwood.

Motion modified to increase the price from \$690 to \$890. Accepted by Noreen Heelan and Maxine Yoss.

Modification of prior motion passes 6-0.

Pressure Washer: Lynn Linfante asked the Board to consider purchasing a commercial pressure washer. Lynn was instructed to get more information: the cost to rent a commercial grade pressure washer machine and how often Fred Rios would be using this type of equipment. This may be something to include in the 2014 MGMA Budget.

Pool Maintenance Contract:

Motion made by Maxine Yoss to approve Living Water Pool Service June 2013-June 2014 maintenance contract at \$1,375 a month, as recommended by our Property Manager.

Seconded by Jason Stanckiewicz.

Motion carries 5-0. Eileen Feiertag abstained.

Internal Collection Policy: Deferred until June.

OPEN FORUM:

Jason Stanckiewicz suggested the Board listen to a proposal from ADT for home security. The Board was not in favor of this at this time.

Charlie Larsen, a Walden resident, asked to have line-by-line items separated on the 2014 Budget. Eileen Feiertag asked him if he meant reserve line items or operating expense line items? This will be discussed in June with the Hafer & Company representative.

Charlie Larsen suggested that an American Flag Pole with proper lighting be installed in the front of the Clubhouse and be included in the 2014 MGMA Budget.

Bernie Holmstock encouraged the Board to hand out cards with the Madison Green pre-printed website address. This could be given to residents.

Peter Joachim, a Pinehurst resident, asked if there was plans to enlarge the gym. Eileen Feiertag told him there was a said amount approved in the 2013 MGMA Budget for projects.

ADJOURNMENT:

Motion made by Maxine Yoss to adjourn at 9:30 pm.

Seconded by Max Mollohan.

Motion passes 6-0.