

MADISON GREEN MASTER ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
SEPTEMBER 19, 2012

MINUTES

Mr. Anthony Las Casas, Director of Operations & Maintenance, and Ms. Tanya Quickel, District Administrator from the Indian Trail Improvement District, and Mr. Keith Jackson, Vice President of the Engenuity Group, Inc. were invited to speak to the Board and residents of MGMA to answer questions relating water control issues.

Mr. Las Casas answered all the questions that were presented to him by Eileen Feiertag in advance of the meeting and assured the residents that MGMA had what is called "good storage" and that is the best you can have. He told the members that Madison Green does not have any pumps. The water is controlled by pipes that join our lakes and lead out to two (2) outflow gates located in Fairfax. Mr. Las Casas commented Tropical Storm Isaac was only supposed to drop 4 to 6 inches instead of the 15 inches that we did receive and MGMA weathered the large volume of water very well. There was no flooding in homes. Tanya Quickel also noted that MGMA did not have any telemetry on our property, but ITID is planning to add telemetry to the outflow gates, so the water levels in our lakes can be monitored electronically.

Officers and Directors present were: Eileen Feiertag, President; Bernie Holmstock, Vice President; Max Mollohan, Secretary; Gary Garramone, Director; Maxine Yoss, Director; Lynn Linfante, Property Manager and Dianne Gasc, Assistant Property Manager. Charlie Larsen, Director was absent.

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

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

Motion made by Bernie Holmstock to waive the reading of the August 29, 2012 Minutes and accept them as written.

Seconded by Maxine Yoss.

In favor: Eileen Feiertag, Maxine Yoss, Bernie Holmstock, and Max Mollohan.

Abstain: Gary Garramone and Dave Schenkelberg.

Motion carries: 4-0.

**REPORTS:**

**Treasurer's Report:**

Dave Schenkelberg reported on the August Financials. As of August 31, 2012 the Operating Account had \$409,942 and the Reserve Account was \$621,921. Dave Schenkelberg stated the Delinquencies are continuously going down and the Association is on budget.

**Property Manager Report:** See attached report.

**COMMITTEE REPORTS:**

Government Liaison Committee Report:

Jeff Hmara reported: Jeff Hmara spoke about the Village of Royal Palm Beach approving their \$32,000,000 Budget on September 20, 2012. The Budget is balanced due to their strategic planning without a tax increase. He encouraged everyone try to attend tomorrow night's Council meeting. Jeff also mentioned that hopefully, the new park will be completed by late October, early November and that they had run into a few delays for grand opening. Work is planned for Crestwood Boulevard in 2013, which includes bike paths. Mr. Hmara continues to encourage Homeowners to attend the Village Council meetings and to contact him with any questions.

ARC:

Dianne Gasc reported for Liz Shaffer who could not attend. The MGMA ARC Committee Meeting was held on September 4, 2012. A total of eight ARC's were reviewed and approved by the Committee: Five (5) Exterior Painting; One (1) Play Set Installation; One (1) Security Camera Installation and One (1) Screening Installation.

The MGMA Property Manager has completed the final inspection and approved the return of four (4) ARC deposits for: One (1) Landscaping; One (1) In Ground Gas Tank and Two (2) Exterior Paint.

Indian Trails Report:

Steve Feiertag reported he is still waiting on information.

**UNFINISHED BUSINESS:**

Landscaping Status:

Grass Damage Pine Road:

Eileen Feiertag reported she is fed up with the Golf Course for not installing the pavers on Pine Road as agreed. There is a large hole there now and the dirt from it is washing down into the storm drains. Eileen would like the Board to support putting sod in the area and staking barriers. The Board supported this idea.

Development of Landscaping Contract: Tabled until October.

Replacement of Coconut Trees: Tabled until October.

Gym Refurbishing: Completed - new recumbent bike replaced.

Budget Workshops:

October 3, 2012 6:00 pm Budget Workshop

October 10, 2012 6:00 pm Budget Workshop

October 15, 2012 6:00 pm Budget Workshop

October 24, 2012 6:00 pm BOD Meeting and Budget Discussion

November 19, 2012 6:30 pm Budget Approval BOD Meeting

December 10, 2012 7:00 pm Annual Meeting and Board Reorganizational Meeting

Audit Firm Contract:

The audit accounting firm, Hafer Company, was interviewed by Lynn Linfante, Dave Schenkelberg, and Eileen Feiertag. This firm was highly recommended and their cost is \$5,450, plus \$350 to file the tax return. Our existing auditor is charging \$7,000 and another audit firm fees were over \$8,000.

Motion made by Dave Schenkelberg to approve the contract with Hafer Company to handle our 2012 audit and file the appropriate tax return. The fees for the financial statement audit services is \$5,450, plus an additional \$350 for the preparation of our tax return.

Seconded by Maxine Yoss.

Motion carries 6-0.

Procedure for Annual Meeting:

At the last Board meeting Donna Broder, an Oakmont resident, asked if candidates' names could be added to the Proxies prior to sending them out. Lynn Linfante, checked with our attorney and he stated in doing so would run contrary to our Bylaws and Section 720.306 Florida Statutes.

Policy for Requests for Official Documents:

Motion made by Eileen Feiertag to adopt the following procedure when a Homeowner requests inspection of MGMA records:

The following are the written rules governing the frequency, time, location, notice, records to be inspected, and manner of inspections approved by the MGMA Board of Directors:

Once a homeowner or their authorized agents request access by certified mail to the Association's records, within ten (10) days or receipt, the Association must make the records available for inspection.

1. Photocopying charges: First (10) pages are free. Additional pages will be charged at 25 cents per page (this covers the cost of paper, toner, etc.).
2. Staff time exceeding one (1) hour per month will be charged to the homeowner at the current rate of pay. The maximum allowed staff time allotted per request is eight (8) hours per month.
3. Other regulations for inspection of records are located in the Florida Statutes (Chapter 720).

Seconded by Dave Schenkelberg.

Motion carries 6-0.

IRS Payroll Issue:

Eileen Feiertag reported on the 941 and the 940 payroll taxes that were not reported in 2004 fourth quarter, all of 2005, and 2006 first quarter. She is working with a firm that audited Madison Green in 2004, Ribotsky, Levine & Company, Elliot Starman) and writing letters to the IRS and she is personally delivering the package to the IRS office. We may be looking at owing about \$35,000 owing, but hope to pay zero.

Motion made by Eileen Feiertag to pay Ribotsky, Levine & Company \$400 for work on this issue (even though she thought the auditing firm should have caught the error).

Seconded by Dave Schenkelberg.

Motion carried 6-0.

NEW BUSINESS:

Pool Repair: - Completed. The tile and the bullnose grout surrounding the pool was repaired.

Beautification of Cabanas: Due to the cost of wrapping the poles and the droppings from the Spiraling Whitefly, Lynn Linfante stated that it is not advisable to do this project.

Halloween Party:

The Halloween Party has been set, Sunday, October 28, 2012. The party will be from 2:00 pm to 4:00 pm and the age group will be 2 years to 10 years old.

OPEN FORUM:

Joanne Diasio, a resident from Royal Estates, asked the Board to remove the blue and green exterior house colors from our Color Schemes. She was told to submit a request in writing to be considered in February 2013, which the MGMA ARC committee will be doing their annual review of the exterior colors.

ADJOURNMENT:

Motion made by Max Mollohan to adjourn at 7:30 pm.

Seconded by Bernie Holmstock

Motion carries 6-0.