

MADISON GREEN MASTER ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
September 28, 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; and Gary Garramone, Director, Bernie Holmstock, Director; and LoriAnn Perrone, Director. Lynn Linfante, Property Manager, and Dianne Gasc, Assistant Property Manager, were in attendance. Maxine Yoss, Secretary, had an excused absence.

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

Motion made by David Schenkelberg to waive the reading of the minutes from the Board of Directors Meeting held on August 31, 2016, and approve them as written.

Seconded by Charlie Larsen.

Motion carries: 4 - 0. Bernie Holmstock and LoriAnn Perrone abstained.

**REPORTS:**

Treasurer's Report: David Schenkelberg said there were 265 delinquent units this month. There were no questions for David on the current Treasurer's Report. Eileen Feiertag mentioned that Lynn Linfante and Dianne Gasc are in the process of mailing out small balance letters to homeowners that owe less than \$100, informing them that they have outstanding balances.

Property Manager Report: There were no questions on the Property Manager report Lynn Linfante provided. Steve Feiertag, Fairfax Village resident, thanked Lynn and Dianne for all of their hard work making the Association run well.

Government Liaison: Jeff Hmara, VRPB Councilman, mentioned the Fall Fest will be in a couple of days. From October 16<sup>th</sup> through April, the Green Market will be held at Veterans Park. On October 6<sup>th</sup> there will be a breakfast at the Wild West Diner. Captain Houston Parks will speak about the increasing problem of drug overdoses in Palm Beach County. There will be a Senior Citizen Ad-Hoc Advisory Board meeting on October 13<sup>th</sup> at 6:00 pm. Jeff sends out a monthly email update. If you are not receiving these, you can email Jeff at [jhmara@royalpalmbeach.com](mailto:jhmara@royalpalmbeach.com) to get on the list. Also, check out the Village of Royal Palm Beach's website for additional information.

ARC Committee Report: Dianne Gasc reported that the following are the MGMA ARC activities since the last report given on August 31, 2016: The MGMA ARC Committee meetings were held on September 13, and 27, 2016. A total of 13 ARC's were reviewed and approved by the Committee: 3 for Exterior Paint; 1 for Windows Replacement; 3 for Landscaping; 1 for Fence Installation; 1 for Awning Installation; 1 for Pavers Installation; 1 for Solar Panels Installation; 1 for Pool Installation; 1 for Street Signs Replacement in a MGMA Village; 1 for a Modification to previously approved ARC.

The MGMA Property Manager has done the final inspection and approved the return of the following 3 ARC deposits for: 4 for Landscaping; 1 for Security Cameras Installation; 3 for Fence Installations; 3 for Exterior Paint; 1 for Pool Installation; and 1 ARC cancellation.

A total of \$ 500 ARC deposits were forfeited. These ARCs was approved over a year ago and the homeowners never submitted a final inspection for the return of their deposit. Eileen reminded the Board that the office was sending out reminder notices to homeowners that have not completed their project and have not requested a final inspection. These notices are being copied to the Village Management Companies and the Village Presidents.

Golf Course: Charles Larsen talked about the T-Box at the 2<sup>nd</sup> hole fairway that is overgrown with foliage. He spoke to Todd Barhydt at Aquatic Systems and the area has been treated. Charles also said there are a few homes that have dirty roofs. Angelique Palmer, a Wyndham Village resident, asked if there are any homes in Wyndham facing the golf course that need maintenance and pressure washing. Angelique was told that she should be in contact with Charlie Larsen and her Property Manager about this issue.

Lakes/Preserves: Charles Larsen mentioned that Aquatic Systems was out this past week to clear the lakes that have algae and weeds floating on top. He said lakes #4, #5, #6, #7, #8 and #20 were sprayed twice and the heavy rains will eventually sink the weeds.

Landscape Liaison: Maxine Yoss was excused from tonight's meeting.

Activities: Bernie Holmstock mentioned the next social event will be the Halloween party on Sunday, October 30<sup>th</sup> from 2:00 pm to 4:00 pm and volunteers are needed. If anyone needs volunteer hours, please contact the Clubhouse. The MGMA will provide volunteer acknowledgement letters to students participating in this event.

### **UNFINISHED BUSINESS:**

Bulk Provider: Eileen Feiertag reported the contract is still being reviewed by the attorneys and we should have an update for the next meeting.

Village Maintenance Assignments: Fairfax and Oakmont Villages have signed the maintenance agreements. The MGMA is still waiting on Saratoga Village. David reported that the official recording has not occurred yet, as the attorney wants to file them all together.

Deeding Village Plots: David Schenkelberg reported that the attorney has done all the titling with the golf course, reviewed all the plats and are working on some discrepancies. They are also working with the VRPB, who have been very helpful and have been given good advice. They are preparing quit claim deeds for Minto to sign. In addition, one or two parcels will need maintenance assignment agreements prepared, because part of the parcels are in the Village name, but belong to MGMA. Once this is done, all will be recorded at the same time. David said it should take 2-3 months more for this project to be completed.

Steve Feiertag, a Fairfax resident, asked whether David had a sense if we are around our targeted expense of \$30,000. David responded "yes" and that we have been billed for approximately half of the \$30,000 so far. This budget line for 2016 will be over the budgeted amount.

Lake Fountain: Charles Larsen spoke about the difficulties working with three different vendors in completing this project (FPL, Sansone Electric, and the fountain manufacturer). Charles said that the wires are pulled from the transformer to the fountain and now we are just waiting for FPL. Eileen Feiertag thanked Lynn and Charles for staying on top of this project.

### **Okeechobee Berm Shrub Replacement:**

Motion made by David Schenkelberg to approve Mainguy Landscape Services to fill in the east and west berms on Okeechobee Boulevard as described in their proposal dated July 22, 2016, and to do only items #1 and #2 for a total of \$3872.50.

Seconded by LoriAnn Perrone.

Motion carries: 6 - 0.

Motion made by David Schenkelberg to approve Mainguy Landscape Services to add landscaping to the north side of the Okeechobee fence in the Isleworth Circle, Oakwater, Gembrook areas as described in their proposal dated September 20, 2016.

Seconded by Charlie Larsen.

Motion fails: 0 - 5. Eileen Feiertag abstained.

The Board felt that this proposed project would not enhance the MGMA as a whole.

Motion made by Bernie Holmstock that MGMA sign an agreement to give Wyndham Village permission to pay the full cost, plus maintenance, for the installation of landscaping on the north side of the Okeechobee fence.

Seconded by LoriAnn Perrone.

Motion carries: 6 - 0.

Eileen Feiertag and Angelique Palmer will work on an agreement to be presented at the next Board meeting.

Replacement of Physio Step Gym Equipment: The new recumbent bike has arrived.

Pest Control for Clubhouse: Contract was signed.

Irrigation: Main line break on west side of Okeechobee Boulevard and valve replacement has been completed.

The valve replacement on Okeechobee Boulevard and repair broken pop-up near the Clubhouse entrance has been completed.

Bees in Preserves in Ashford: Lynn Linfante spoke to the homeowner in Ashford and was told the bees are no longer present. Lynn did check with ITID to see if they would pay for the removal of the bees and was told they would not.

### **NEW BUSINESS:**

#### Holiday Lights:

Motion made by Charlie Larsen to sign a one-year contract with Christmas Décor to install holiday lighting on the east and west monuments on Okeechobee Boulevard and the east and west pavilions on Crestwood Boulevard and to hang holiday wreaths at the end of each of the east and west pavilions on Crestwood Boulevard not to exceed \$4,000.

Seconded by Bernie Holmstock.

Motion carries: 6 - 0.

This year no shrubbery will be lit.

#### Projects:

Security Cameras: Lynn Linfante provided the Board with two proposals to install 3 additional security cameras: one at the Clubhouse entrance, one at the playground, and one at tennis courts; and a 4 port Network Video Recorder. It was decided to have Lynn get new proposals for a total of 5 cameras: both outside and inside of the Clubhouse front door, an additional one at the basketball court, the playground and the tennis courts, and a 32 port NVR to accommodate all 21 cameras. Lynn was asked to get a third vendor quote and to have this information for the next meeting. These bids will be in sealed envelopes due to the amount of the cost.

Frank, Pinehurst resident, agreed it is important to have an upgraded NVR, so that more cameras can always be added at a later date.

Storage Building Planning: Charlie Larsen reported we have a rough drawing for the storage building, and additional drawings are needed. Lynn Linfante mentioned she contacted Kevin Erwin, VRPB Planning and Zoning Department, to see if this project can be done. This way the Association would not have to pay for engineering costs if we could not go ahead with this project.

#### Coconut Removal Around Pool:

Motion made by LoriAnn Perrone to have Stimmler Tree Service trim the 28 coconut palm trees around the pool area for \$875.

Seconded by David Schenkelberg.

Motion carries: 6 - 0.

Gym Repairs:

Motion made by David Schenkelberg to have Pro Fitness repair the Leg Press machine and the Paramount Functional Trainer for \$505.95.

Seconded by Charles Larsen.

Motion carries: 6 - 0.

Fire Alarm Tamper Switches:

Motion made by Charlese Larsen to have Metro Fire Protection Service replace the three defective PIV tamper switches as described in their proposal dated September 23, 2016, and once completed, have Armer Protection inspect the installation for a total not to exceed \$1,000.

Seconded by David Schenkelberg.

Motion carries: 6 - 0.

**OPEN FORUM:**

David Schenkelberg reminded the attendees that the budget workshops will be in October and encouraged attendance. No other discussions.

**ADJOURNMENT:**

Motion made by LoriAnn Perrone to adjourn the meeting at 8:05 pm.

Seconded by David Schenkelberg.

Motion carries: 6 - 0.

Respectfully submitted by: Lynn Linfante, Property Manager

Approved on: October 26, 2016