

MADISON GREEN MASTER ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES  
April 27, 2017

Charles Larsen, President, called the meeting to order at 6:30 pm.

Officers and Directors present were: Charles Larsen, President; David Schenkelberg, Treasurer; Maxine Yoss, Secretary; Bernie Holmstock, Vice President; Michael Axelberd, Director and Gary Garramone, Director. Loriann Perrone, Director, arrived late. Michael Axelberd left the meeting at 7:00 pm.

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

Motion made by Bernie Holmstock to waive the reading of the minutes from the Board of Director's Meeting held on March 23, 2017 and approve them as written.

Seconded by Bernie Holmstock.

Motion carries: 5 - 0. Gary Garramone abstained.

**REPORTS:**

Treasurer's Report: Dave Schenkelberg explained we have a negative Accounts Payable because we paid Comcast and have a credit balance. Steve Feiertag, a Fairfax resident, asked if there should be a concern as delinquent units has increased by 9 units from the past quarter. Dave explained everything is fine but there are cases of foreclosures where we could not collect due to our Association documents. This is per the advice of our attorney.

Motion made by Dave Schenkelberg to suspend the Clubhouse and voting privileges for 9 units on May 1<sup>st</sup> that are 90 days past due.

Seconded by Michael Axelberd

Motion carries 6-0. (Loriann was not present at this time).

Property Manager Report: Lynn Linfante mentioned that Dianne Gasc, Assistant Property Manager gave her notice.

Government Liaison Report: Jeff Hmara, Village Councilman, reported the 6<sup>th</sup> Annual VRPB Strategic Planning will be May 2<sup>nd</sup> from 7:00 pm to 9:00 pm at the Cultural Center. They will be listing priorities, identifying action items and taking input on ordinance development. The Village is excited about having a Microbrewery in Royal Palm Beach. Application for the approval is coming.

ARC Committee Report: Dianne Gasc reported the following are the MGMA ARC activities since the last report given on March 23, 2017. The MGMA ARC Committee meetings were held March 28, April 13, and April 25, 2017. A total of 28 ARC's were reviewed and approved by the Committee: 9 Exterior Paint; 2 Shutters Installation ; 3 Door Replacements; 5 Landscaping; 3 Fence Installation; 3 Screen Enclosure Installations; 1 Pavers Installation; 2 Impact Windows Installations; 1 Modification of Previously Approved ARC.

The MGMA Property Manager has done the final inspections and approved the return of 18 ARC deposits for: 3 Landscaping; 6 Exterior Paint; 2 Shutter Installations; 1 Fence Installation; 1 Pool Installation; 2 Door Replacements; 1 Shutters Installation; 1 Cameras Installation; 1 Cancelled Application.

A total of \$300 ARC deposits were forfeited. Two ARCs were approved over one year ago, one ARC was approved over seven months ago and final inspections were never received.

Golf Course Liaison Report: Charles Larsen reported that the Golf Course just fertilized and hired a new golf instructor from Joey D Golf.

Lakes Liaison Report: Charles Larsen said the lake levels are low because of lack of rain but Aquatic Systems are maintaining the lakes very nicely.

Landscape Liaison Report: Maxine Yoss reported the relocating of the 4 dwarf Magnolia trees is on hold until after the blooming period. Mainguy Landscaping installed all the seasonal plantings.

Activities Liaison Report: Bernie Holmstock said that Spring Fling went off without a hitch. Watch for announcement for our next event which will be our July pool party.

#### **UNFINISHED BUSINESS:**

Playground Shade Cover: The shade has been installed.

2016 Audit: Dave Schenkelberg reported our Auditor, Hafer and Company, will meet with Charles Larsen, Dave Schenkelberg and Michael Axelberd and the Property Manager to review the audit and have any questions answered on Monday, May 15th at 4:30 pm. The 2016 Audit will then be presented to the Board at the next Board Meeting for their approval and then posted on the website.

Village Maintenance Assignments & Deeding Village Plots: Dave reported the attorney met with the Planning and Zoning Committee with the VRPB and there were no issues. The application is being reviewed by VRPB legal department. It will be two to three months before we are finished and then we will make our request to Minto.

Irrigation Mainline Break Repair on Crestwood Blvd. between Saybrook and Fairfax Villages: This was repaired.

#### **NEW BUSINESS:**

Photos and Plaque Honoring Eileen Feiertag:

Dianne Gasc presented several of Eileen Feiertag's photographs of Madison Green for consideration for display in the lanai and showed an example of the dedication plaque. She said she worked with Lynn Linfante and Steve Feiertag and they recommend a grouping of three 25" by 35" photographs printed on aluminum.

Motion made by Dave Schenkelberg to approve the 3 photographs chosen to be displayed on the wall in the lanai and plaque described to be placed at the entrance to the lanai. Seconded by Loriann Perrone

Motion carries: 6-0.

Charles Larsen mentioned that Steve Feiertag will be absorbing all costs.

It was also decided an unveiling and dedication ceremony be planned for 6:00 pm on May 25<sup>th</sup> if the photographs are ready in time. All residents will be welcome and an invitation will be mentioned in the monthly eblast.

Music at the Pool: Bernie Holmstock asked if Lynn had gone out for proposals for music at the main pool. Lynn Linfante replied that she is waiting for Board instruction to go forward with price quotes.

Those residents that were present at the meeting gave their opinions both for and against adding music at the main pool.

Motion made by Dave Schenkelberg to instruct the Property Manager to get bids for music at the pool.

Seconded by Bernie Holmstock.

Motion did not carry, Vote was 2-4. Dave Schenkelberg, Loriann Perrone, Charles Larsen, Maxine Yoss voted against.

Gate by East Monument on Okeechobee Blvd. Angelique Palmer, President of Wyndham Village, spoke to the Board about the importance of installing a gate on the east berm by the Pavilion next to the canal. Angelique said Wyndham Village will pay all associated costs.

Motion made by Bernie Holmstock to allow Wyndham Village install a gate by the East Monument on Okeechobee Blvd. to curb foot traffic.

Seconded by Maxine Yoss

Motion carries 6-0.

The gate will be a swing gate with a lock and must first get ARC approval.

Repair of Lanai A/C-Invoice #6901

Motion made by Dave Schenkelberg to approve the Lanai A/C repair cost of \$1019 from American Refrigeration and A/C Company.

Seconded by Maxine Yoss.

Motion carries 6-0.

Village President's Workshop

The annual Village President's Workshop is scheduled for Wednesday, May 31<sup>st</sup> at 6:30 pm.

Dave asked Lynn Linfante to also inform all the Village Property Managers about the workshop.

**OPEN FORUM:**

Dave Schenkelberg asked the Board to meet for a closed personnel meeting to discuss the replacement of the Assistant Property Manager. A date was set for Monday May 1<sup>st</sup> at 6:00 pm.

Dominic Yacovella, Walden resident, asked if the Master Association can oversee the Village to conform to the Village documents. Dave Schenkelberg replied that there is no mechanism for the Master Association to send violations.

Dale Mason from Tallfield Associates said he will identify issues with homes located around the golf course as they had done in the past.

**ADJORNMENT:**

Motion made by LoriAnn Perrone to adjourn the meeting at 8:00pm

Seconded by Charles Larsen

Motion carries: 6-0.

Respectfully submitted by: Lynn Linfante, Property Manager

Approved on May 25, 2017