

**MADISON GREEN MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES  
July 21, 2010, 6:00PM**

President Marc Oliveri called the meeting to order at 6:00 p.m.

Directors present: Vice President Max Mollohan; Treasurer Steve Rademacher; Secretary Craig Fialkowski; Directors Steven Feiertag; Kim Schave

Quorum was established.

Pledge of Allegiance.

Motion by Steve Feiertag to approve the minutes from July 6<sup>th</sup>.

Vote: 6-0

Motion Carries

**Reports:**

Treasurer: Bank not verifying 2-signature requirement for checks being issued. Steve will discuss procedures with bank.

Management Report: See attached

Collection Attorney: Provided a oral summary of current collections. Report attached

ARC Ad-Hoc Committee: Presentation from Regency Roof Shake Masters regarding alternative roof materials for Madison Green. Information and samples of metal roof materials were presented.

**Old Business:**

Gym Equipment:

Motion by Steve Feiertag to use Pro-Fitness to replace only the worn gym equipment padding for \$345.00.

Vote: 6-0

Motion Carries

Comcast Bonus:

Motion by Steve Rademacher to allocate the 10% discount received from Comcast(Discount) to the Association Reserves on a monthly basis up to the 1<sup>st</sup> year of the Comcast Discount.

Vote: 6-0

Motion Carries

Pool Patio Area:

Motion by Craig Fialkowski to allocate up to \$1,000 to move tables, chairs, purchase umbrellas to create outdoor eating area by the pool.

Vote: 6-0

Motion Carries

**New Business:**

Property Manger Compensation adjustment

Motion by Steve Feiertag to adjust Orlando Pereira's compensation to \$48,000 annualized, and to revert back to \$30,000 after part time Clubhouse Manager/Assistant is hired

Vote: 6-0

Motion Carries

ARC Ad-Hoc roof proposal

Motion by Craig Fialkowski to approve use of stone coated metal roof material can be chosen by residents subject to colors and shape that MGMA Board will approve at a future meeting.

Vote: 5-0-1 (Steve Feiertag abstained)

Motion Carries

A/C replacement: Gym

Motion by Craig Fialkowski to approve the proposal by Aztil Air Conditioning for replacement of the 7ton A/C system used for the Gym and part of the clubhouse.

Vote: 5-0-1 (Craig Fialkowski abstained)

Adjournment: 9:10pm