

**MADISON GREEN MASTER ASSOCIATION  
MINUTES  
BOARD OF DIRECTORS MEETING  
JANUARY 13, 2010**

**OPENING OF MEETING:**

**Directors Present:** President Marc Oliveri, Vice President Max Mollohan, Treasurer Steve Rademacher, Secretary Craig Fialkowski, Director Steve Feiertag, Director Kim Schave.  
**Absent:** Director Vern Hetherington.

President Marc Oliveri stated that the meeting was properly noticed in accordance with the bylaws and a quorum was present. The meeting was called to order at 6:00pm after everyone stood to face the flag and recite the Pledge of Allegiance.

**MINUTES:**

Mr. Oliveri asked the directors if everyone had time to review the December 9th minutes. Mr. Feiertag asked for a few moments to review them and then noted that there were two errors that needed to be changed. On page 4 the Suspension Committee needed to be changed to the Privilege Suspension Committee. Also on page 3 the clause for the contracts needed to read "If it is determined that any Board Member, their family, any employee of Madison Green or their family receive any product or service from a Madison Green vendor at below fair value, then that contract can be immediately terminated with no penalty to Madison Green." Treasurer Steve Rademacher made a motion to approve the corrected December 9, 2009's minutes and Vice President Max Mollohan seconded the motion.

**REPORTS:**

**TREASURERS REPORT:** Treasure Steve Rademacher stated that as of December 31, 2009 there was \$96,779.60 Operating Cash on hand and \$319,694.91 in Reserves Cash.

Mr. Rademacher reported that the amount of the Accounts Receivable was \$462,680.74 which included \$60,176.97 in legal fees.

**MANAGERS REPORT:** Nothing new to report.

**HIRING COMMITTEE REPORT:** Vice President Max Mollohan reported that the committee agreed to hire Mary Ann Leone as the new Property Manager. Ms. Leone has been a Property Manager for 16 years; and has worked at PGA National, Jonathans Landings, Ballen Isles, Riverbridge and Ibis Isle.

Minutes (continued)  
January 13, 2010  
Page 2

Vice President Max Mollohan made a motion to hire Ms. Leone provided her background check and credit check cleared. Director Kim Schave seconded the motion and all were in favor.

**OLD BUSINESS:**

**ALCOHOL ON COMMUNITY PROPERTY:** The board decided to table this item and vote on it in the next meeting.

**ADOPTION OF ESTOPPEL LETTERS:** Director Steve Feiertag informed Director Craig Fialkowski that the wording on the estoppel for the delinquent residents needed to be changed.

**NEW BUSINESS:**

**THEFT OF PROPERTY MOTION:** A motion was made by Steve Feiertag and seconded by Steve Rademacher to prosecute for any theft that takes place on property. The motion was approved unanimously.

**COLLECTIONS:** The Board decided to table this item for the workshop on January 25th.

**OPEN FORUM:**

Director Steve Feiertag said that he did not think that residents should be able to put up advertising in the Madison Green Message Board; that it should be reserved for Madison Green News only. Mr. Feiertag made a motion to remove the Ad that was currently in the case and for no more Ads to be posted there. Secretary Craig Fialkowski seconded the motion and all were in favor.

Kim Schave called the motion to adjourn the meeting and Max Mollohan seconded the motion. Meeting adjourned at 8:17pm.



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Craig Fialkowski, Secretary

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Mary Ann Leone, Property Manager