

Madison Green Master Association
Board of Directors Meeting
Minutes
September 21, 2011

Jeff Hmara, President, called the meeting to order at 6:30 pm

Officers and Directors present: Bernie Holmstock, Vice President; Joe Gall, Secretary; David Schenkelberg, Treasurer; Ross Shillingford, Frank Mastrocco, Eileen Feiertag, Directors. Lynn Linfante, Property Manager, Dianne Gasc, assistant Property Manager.
Quorum was established. Proper notice given.

Motion by Bernie Holmstock to waive reading of August 31st minutes and to approve said minutes as written. 2nd by Eileen Feiertag. Motion Carries: 7-0 vote.

Budget Workshops scheduled for October 5th and 11th at 5:30

Reports

President's Message:
See attached report...

Treasurer's Report:
See Attached...

David Schenkelberg mentioned that some homeowners are defaulting on their payment plans or living in these houses without making any payments. Board agreed that we need to be more aggressive.

Property Manager's Report:
See Attached...

Committee Reports

Landscape Committee Report:

Ross Shillingford mentioned that the Okeechobee berm plantings approved in last month's meeting are still not completed. Eddie from High Standards is behind in his work. Eddie was not satisfied with the Foxtail Palm selection from his usual vendor. He is shopping other vendors.

The lakes will be skimmed on an as needed basis.

The lakes as a whole look better this year than last year. Credit goes to a better contractor, better job oversight, more skimming and the installation of carp.

Government Liaison Committee Report:

Jeff Hmara reported that we need a Madison Green resident to step forward and run for the RPB Village Council. An article in the Madison Green Newsletter would be the best way to find someone that may be interested in running.

Activities Committee:

Bernie Holmstock reported that he has delegated many of the clubhouse activities to PM Lynn Linfante. Instructors for zumba, water aerobics, and yoga have been found. We are waiting on insurance forms. Classes to resume next week.

Lanai Committee:

Joe Gall reported again that the Lanai project is almost complete. The A/C work should be completed by Friday. The new ceiling fans have been installed. Chairs are being painted by Fred. Replacement cushions are being researched.

Clubhouse Operations:

There is good chemistry amongst the entire staff. Three staff members left and will be replaced with three new people.

ARC Committee:

Eileen Feiertag made a motion to add Maxine Yoss to the ARC Committee as an alternate. Dave Schenkelberg 2nd. Motion Carries: 7-0 vote.

Eileen Feiertag made a motion to review the color charts on a yearly basis and make recommendations to the board in the May board meeting. Reach out to homeowners in January to get suggestions, spend February and March reviewing the proposed color combos, prepare proposed changes or ratify the current chart and report to the board in May. Bernie Holmstock 2nd. Motion Carries: 6-1 vote. Bernie voted no. He wanted individual requests for exterior colors to be looked at on a case by case basis.

Privilege Suspension Committee:

Steve Feiertag mentioned that there was 36 privilege suspension letters that went out. 5 residents already paid. No homeowners showed up to the meeting. 31 homeowners had their privileges suspended.

Unfinished Business:

Ron Miranda, GM of the golf course, was told to bring in a list of six (6) golf management staff that will be allowed to use the Clubhouse gym use on a trial basis.

New Business:

Discussed the need for a new camera for the ID system and the possible need a new gate entry system. Need to get bids. Transfer of data may be a problem.

Thermostats cannot be adjusted when PM office is locked.

Open Forum:

Discussed what happens if there is damage to a house after we have the title and before owner or tenant is evicted. Get video? Need to ask Kinsey

Meeting Announcements:

Annual Meeting date set for December 5, 2011 at 6:00 pm

October 4th: closed personnel/legal meeting

October 25th next Master Board Meeting

November 29th also rescheduled.

Meeting Adjourned 9:55 pm

Secretary

Joe Gall