

MADISON GREEN MASTER ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
APRIL 23, 2014

Eileen Feiertag, President, called the meeting to order at 6:30 pm.

Officers and Directors present were: Eileen Feiertag, President; Bernie Holmstock, Vice President; Dave Schenkelberg, Treasurer; Maxine Yoss, Secretary; Charles Larsen, Director; Dominic Yacovella, Director; and Max Mollohan, Director. Dianne Gasc, Assistant Property Manager, and Lynn Linfante, Property Manager, also in attendance.

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

Motion made By Max Mollohan to waive the reading of March 26, 2014 minutes and approve them as written.

Seconded by Maxine Yoss.

Motion carries: 7-0.

**REPORTS:**

**TREASURER'S REPORT:** Dave Schenkelberg reported on the Financials from March 31, 2014. Operating cash was \$502,731 and Reserve cash was \$717,467. Total expenses (less Reserves) were \$355,845. Overall expenses were under budget by 6.4%. 143 units owed less than \$100 (out of these units, 89 units owe under \$25), and 118 units are two or more payments past due. Dave told the Board that the February Treasurer's Report needs to be correct, and it will be available at the next Board meeting.

**Delinquencies:** Charlie Larsen requested clarification on the amount the MGMA has paid to Mr. Kinsey. Dominic Yacovella requested an update on the status of the units in bankruptcies from John Kinsey. He also asked if we can get a more detailed report on the delinquencies, breaking down the amount owed to the Association into categories, i.e. assessments, interest, late fees, etc. Eileen Feiertag mentioned that a "low balance letter" will be going out to units that owe under \$100 to inform them that they owe this small amount.

Motion made by Dave Schenkelberg to ratify the two payment plans made in April. The first payment plan: The unit owes approximately \$20,000 and the homeowner wants to pay \$1000 a month. The second payment plan: the unit owes over \$6,000, the homeowner wants to put \$1,000 down and pay the balance monthly within six months, if the MGMA waives \$500 in late fees.

Seconded by Bernie Holmstock.

Motion carries: 4-3. Charlie Larson, Dominic Yacovella, and Max Mollohan voted against the motion.

The Board reaches out by email due to the time sensitive nature. Max Mollohan wanted to know why the homeowner is now offering to pay and why would the Board offer a "discount". Dave stated that if the homeowner defaults on the plan all waived fees get added back on to the account.

Michael Axelberd, a Royal Estates resident, stated the Board should collect whenever you can.

Donna Broder, an Oakmont resident, stated she was in agreement with Max Mollohan, we should not forgive amounts to homeowners that are "playing games".

Motion made by Dave Schenkelberg to suspend the voting and clubhouse privileges for the 22 units that are 90 days delinquent on the list provided.

Seconded by Charlie Larsen.

Motion carries: 7-0.

**PROPERTY MANAGER REPORT:** See attached report.

**COMMITTEE AND WORKSHOP GROUP REPORTS:**

Government Liaison Report: Jeff Hmara gave a summary on the current topics being handled by the Village of Royal Palm Beach. He reported that some of the FEMA flood maps were in error. There will be 3 or 4 meetings during the summer and advised residents to attend these meetings to see if they are in a flood zone. Updated maps will be released in July. Jeff talked about the Royal Palm Beach High School and how they have turned around considerably and things are changing for the good and they are offering great programs. He encouraged our residents to check out the school. A Charrette is scheduled for Saturday, April 26, 2014 at 8:30 am to encourage the public to share their ideas for the community. It's an opportunity to show up, reach out, and find out what residents like and don't like. The residents are encouraged to attend the Village meetings on the first and third Thursdays of each month.

ARC Report: Marty Ross reported the following are the MGMA ARC activities since the Board Meeting held March 26, 2014. The MGMA ARC Committee meetings were held April 1 and April 14, 2014. A total of nine (9) ARC's were reviewed and approved by the Committee: six (6) exterior painting; two (2) landscaping; one (1) installation of a play set & gazebo; and one (1) modification of a previously approved ARC for the installation of a screened room. The MGMA Property Manager has completed the final inspection and approved the return of (5) ARC deposits for: four (4) exterior painting and one (1) installation of roof on patio.

Golf Course Liaison Report:

Motion made by Charlie Larsen to have the MGMA reach out to the Golf Course to see if they have any interest in having the Golf Course landscaping services do the Master landscaping areas.

Seconded by Max Mollohan.

Motion carries: 4-3. Eileen Feiertag, Maxine Yoss, and Bernie Holmstock voted against the motion.

Activities Report: Dianne Gasc reported on the Spring Fling. It was very successful, with about 100 children attending and a big "Thank You" to all of the volunteers who gave their time. The next event will be the July Pool Party.

Lakes: Charlie Larsen reported the lakes are in good order. Lake 22 is in good shape, due to a combination of reasons, the aeration system, the Grass Eating Carp, and the care of our Lake Contractor. Dave Schenkelberg asked for a report on testing of Lake 22 in Lexington and asked for Superior Waterway to give a progress report on the lake for the effectiveness of the aeration system.

**UNFINISHED BUSINESS:**

Landscaping Beautification: Report given by Donna Broder. The Committee would like to install additional lighting to the front monuments in two phases. The first phase to light up the front area of the monuments, to be done in 2014, and the second phase to light up the back of the monuments in 2015.

It was recommended by two arborists not to remove the Eugenia trees located behind the front monuments, but rather to shape them by giving them a hard cut and replace the two trees that had been removed.

Carolyn Hmara and Fred Moorehead, MGMA Facility Specialist, will be working together to replace the seasonal flowers around May 13<sup>th</sup>.

The Committee has looked at the living wall of bushes surrounding the MGMA parking lot and will look at this issue for the 2015 Budget.

Once the fence on Okeechobee Boulevard is completed, the Committee will look at landscaping replacement.

Mulching will be done in May, once Lynn Linfante gets bids on the job.

The Magnolia trees at the entrance of the Clubhouse are not doing well. Lynn will look into why they are not doing well. Carolyn Hmara recommends that they not be trimmed.

Motion made by Bernie Holmstock to have Perkins Tree Service hard trim the Eugenia trees behind the front entrance monuments for \$1,000 and to approve not more than \$500 for the two new additional Eugenia trees. And to have the same company grind surface aerial roots for the six (6) Royal Palm trees in the circle in front of the Clubhouse for \$600, as per the recommendation of the Committee.

Seconded by Maxine Yoss.

Motion carries: 7-0.

Fence on Okeechobee: Waiting for the permit from the Village of Royal Palm Beach.

Flat Roof over Porticos: Both completed yesterday and Lynn Linfante will check with Roofing Systems on repainting the trim.

Pavers on Entrance Driveway: Contract signed, deposit was given, and the work will start in June. Lynn Linfante will check with Golf Course that dates have not changed.

Pool Drain Covers: Completed.

Gym Expansion: The gym scope of work has been completed. The workshop group has met with two gym contractors and are waiting for prices for replacement and additional gym equipment. Carolyn Hmara, a Walden resident, requested to have one more session to inform the homeowners what is planned and to get additional feed-back before the next Board meeting. Eileen Feiertag will work with Lynn Linfante to set up a gym expansion informational session which will be advertised to our residents.

Outside Doors to the Electric Room: Lynn Linfante will provide bids to the Board by email to be ratified at the next Board meeting. The poor seal on the doors is causing our security system to be set off in the middle of the night.

Carrying Firearms: The Board reached out to our corporate attorney at Becker & Poliakoff, Mark Friedman, to give us a legal opinion.

Motion made by Dave Schenkelberg to add to the MGMA Personnel Manual that employees agree to not carry firearms or weapons while on MGMA property.

Seconded by Bernie Holmstock.

Motion carries: 7-0.

Motion made by Dave Schenkelberg to add the following to all future vendors contracts "Contractors, their employees, their sub-contractors, or their agents are required to agree to not carry firearms while on MGMA property.

Seconded by Bernie Holmstock.

Motion carries: 7-0.

Motion made by Dave Schenkelberg to post a sign at the MGMA Clubhouse entrance that no firearms or weapons are allowed on the property.

Seconded by Max Mollohan.

Motion carries: 7-0.

Trimming of All Palm Trees/Timing of the Job: Trimming will be completed in August, 2014.

Bus Stop Okeechobee by the Wyndham Berm: Lynn Linfante will be calling Marcia Andrews at the Palm Beach School District office for help in getting this resolved.

ARC Color Chart and Exterior and Paint Regulations: Posted and completed. This revised chart will be used 100% by May 1, 2014.

Village President's Meeting: The meeting was very positive and successful, everyone shared their email addresses for future communication and ideas.

Political Signs: Requires an ARC.

Wheelchair Access to the Main Pool: No action based on legal opinion.

Replacement of Water Heater: Completed.

Lake Contract: Two year contract signed.

Kiddie Pool Mushroom Motor: Completed.

HOA Oversight Fee: The additional fee did not make it to the state Senate Bill for adoption. Jeff Hmara, a Walden resident, stressed the importance of the Florida Legislature revisiting this in the future.

IRS Payroll Issue: Eileen Feiertag informed the Board that there are still Civil Penalties outstanding with the IRS. The Civil Penalty for 2005 (currently at \$21,470.54) is currently being reviewed by the IRS. The Civil Penalty for 2004 needs additional documentation. Eileen may have to engage Nicole Johnson, our auditor, regarding this \$17,624.33 Civil Penalty and will keep everyone informed.

### **NEW BUSINESS:**

#### **Cabana Pole Covers:**

Motion made by Bernie Holmstock to go out for bid to cover all cabana pool poles now for completion in 2014.

Seconded by Max Mollohan.

Motion carries: 5-2. Maxine Yoss and Dominic Yacovella voted against the motion.

Music at Pool: Lynn Linfante will get a bid for the 2015 MGMA Budget Workshops in August. Eileen Feiertag recommended reaching out to Walden Village to see if there was an objection to this project.

#### **Lighting at the Front Monuments:**

Motion made by Bernie Holmstock to get bids for phase 1 to light up the front of both monuments located at Okeechobee and Crestwood Boulevard.

Seconded by Maxine Yoss.

Motion carries: 7-0.

Collection Attorney: The Board will continue with John Kinsey as our collection attorney, at the same time start to research new attorneys. Dave Schenkelberg informed the Board that the pay-off to Mr. Kinsey will be in the neighborhood of \$70,000 and Mr. Kinsey would like this to be completed in payments by the end of 2014. Eileen Feiertag and Bernie Holmstock were not in favor of changing the MGMA collection attorney at this time. Dave Schenkelberg did not voice his opinion on this issue, as he works with Mr. Kinsey on collections. Dominic Yacovella and Max Mollohan volunteered to do the research.

#### **Posting of Advertising by the Village of Royal Palm Beach:**

Jeff Hmara, VRPB Councilman, voiced his opinion that it is very important that Madison Green residents have information regarding Village events, and requested that the Board allow the posting of flyers at the Clubhouse entrance.

Motion made by Bernie Holmstock to allow flyers to be displayed at the front entrance of the MGMA Clubhouse if the event is sponsored by or co-sponsored with the Village of Royal Palm Beach.

Seconded by Dominic Yacovella.

Motion carries: 6-0. Eileen Feiertag abstained.

Dave Schenkelberg asked Jeff Hmara how often this may occur, Jeff responded probably not more than one per month.

### **OPEN FORUM**

Michael Axelberd, a Royal Estates resident, asked the Board if they could consider co-collection attorneys. This would allow Mr. Kinsey to continue to work on current cases and give new cases to a new collection attorney. At this time, the Board did not support this idea.

Grant Johnson, an Estates Village resident, asked the Board to reconsider the installation of a handicap accessible pool lift.

Motion made by Charlie Larsen to inquire about the cost to install a handicap accessible pool lift, including insurance costs, operating costs, maintenance costs, etc.

Seconded by Dominic Yacovella.

Motion carries: 7-0.

Lynn Linfante will make the inquiry.

**ADJOURN:**

Motion to adjourn at 9:40 pm by Max Mollohan.

Seconded by Bernie Holmstock.

Motion carries: 7-0.