

MADISON GREEN MASTER ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
August 27, 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; David Schenkelberg, Treasurer; Charles Larsen, Director; Dominic Yacovella; Director and Max Mollohan, Director. Dianne Gasc, Assistant Property Manager and Lynn Linfante, Property Manager also in attendance. Maxine Yoss, Secretary, not present.

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

Motion made by Charlie Larsen to waive the reading of the minutes from the Board of Directors Meeting held on July 30, 2014 and approve them as written.

Seconded by Bernie Holmstock.

Motion carries: 6-0.

**REPORTS:**

Treasurer's Report: David Schenkelberg reported on the Financials from July 31, 2014. Operating cash was \$705,665 and Reserve cash was \$741,822.

David Schenkelberg reported on the delinquencies as of July 31, 2014, 382 units were delinquent. Out of the 382 delinquent units, 134 units owed 2 or more quarterly payments and 91 units owed less than \$100. Of the 91 units, 63 units owed less than \$25. The MGMA continues to send out small balance letters.

David Schenkelberg reported he signed over 100 "Substitution of Counsel" forms to reflect our new attorneys as Rosenbaum Mollengarden PLLC. The date for the closed legal meeting was set for September 3, 2014 at 5:30 pm. The topics of discussion for the meeting will be guidelines, specific cases, and a tutorial of Rosenbaum Mollengarden's on line system. David Schenkelberg asked the Board to email him anything specific you would like to be discussed at the closed meeting.

The Board ratified the request of Rosenbaum Mollengarden on a specific unit's bankruptcy issue with a recommendation of filing a Proof of Claim. David Schenkelberg, Eileen Feiertag, Max Mollohan, and Maxine Yoss were in favor of the attorney's recommendation. There was no reply from Bernie Holmstock, Charlie Larsen, and Dominic Yacovella.

Suspension of Voting and Clubhouse Rights Report: Dianne Gasc reported that the Board voted to suspend the Clubhouse and voting privileges on July 30, 2014 of 26 units. As of this meeting, 6 units have paid in full.

Charlie Larsen recommended that Dominic Yacovella should be liaison to the attorney. This will be discussed at the closed legal meeting.

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

Dominic Yacovella asked why the fan on treadmill #1 was not repaired after so many months. Our gym maintenance contract is for every other month visits unless there is an issue. Lynn Linfante will check with the gym contractor. Carolyn Hmara, a Walden resident, reported that the sprinklers heads on the east side of Crestwood were working incorrectly. Lynn Linfante will have SBT check on this issue. Donna Broder, an Oakmont resident, questioned the most recent pool cooling issue. Lynn reported that the MGMA has had two (2) separate issues, both now corrected.

**COMMITTEE AND WORKSHOP GROUP REPORTS:**

Government Liaison Report: Jeff Hmara reported that the FEMA flood maps are posted on the Village of Royal Palm Beach web site. On September 9, 2014, FEMA will be at the Vista Business Center from 4:00 pm to 7:00 pm to discuss recently proposed flood maps. The Village Council has withdrawn the proposal of lengthening the terms of the council members at this time. The Village Council has decided that the ten acre parcel on Crestwood Boulevard north by the M-1

Canal has been turned over to a real estate broker for sale. Minto West Property proposal has been reduced to 4500 homes and the commercial property space has been reduced as well. One-third will be retail and two-thirds will be business with light industrial. This should keep the traffic in the area. A decision will be discussed in October by the County Commission.

Forfeited ARC Deposits: Dianne Gasc reported that the MGMA ARC committee met on August 5th and August 19, 2014. A total of eight (8) ARC's were reviewed and approved by the Committee: four (4) exterior painting, one (1) fence installation, one (1) door installation, one (1) Village mailbox replacement, one (1) Village entrance landscaping update, and one (1) extension of a previously approved ARC. The MGMA Property Manager completed the final inspection and approved the return of four (4) MGMA ARC deposits for: one (1) exterior painting, one (1) fence installation, and two (2) landscaping. \$600 of MGMA ARC deposits was forfeited from ARC's that were approved over one year ago. These unit owners never submitted a final inspection for the return of their deposits.

Golf Course Liaison Report: Charles Larsen reported that the Golf Course completed their inner circle in front of their Clubhouse with new sod. He asked that residents not walk their dogs on the Golf Course, as many of them are not scooping the "poop". The Golf Course is private property. If you see someone who is trespassing, please call the non-emergency police number immediately. Note that driving private golf carts on the Golf Course is trespassing and these people will be prosecuted by the Golf Course. Charlie asked that something should be put in the newsletter and in the budget mailing. If a resident lives on the Golf Course and needs something done, call Lynn Linfante, the Property Manager.

LoriAnn Perrone from Tallfield Associates mentioned that she sent a mailing to Walden, Pinehurst, and Ashford about trespassing on the Golf Course and riding golf carts. The Golf Course is asking that certain houses that border the Golf Course be cleaned. Charlie will coordinate these with Lynn. Carolyn Hmara, a Walden resident, asked if the Golf Course could spray the weeds on the exit driveway. Charlie will speak to the Golf Course.

Lakes: Lynn Linfante reported that the lakes are still looking good, although there are some lakes that still have vegetation floating on the top of the water. That is typical this time of season because of the constant heat and rain. Superior Waterway reported that the lakes should be clear again by next month.

Landscaping Committee: See attached Landscaping minutes in Board package. Each item will be discussed in unfinished business.

### **UNFINISHED BUSINESS:**

Gym Expansion: A gym meeting is scheduled for next week to compare bids. A recommendation will be made to the Board in September.

Outside Doors to the Electric Rooms: Completed.

Lighting at Front Monuments: Donna Broder reported that the Committee received three (3) bids, but one contractor withdrew. This will be presented in two phases. Phase II will up light behind the monuments, lights up the center isle at the beginning of the south part of Crestwood Boulevard, and add lights at the Clubhouse walkway. Phase II will be discussed at the 2015 MGMA Budget workshops. Phase I will not require a Village of Royal Palm Beach permit as the lights are low voltage "plug and play". CLA is giving a lifetime warranty on the fixtures. Bernie Holmstock suggested that the Board view the lights before voting to approve the project, as the vendor offered this service.

Motion made by Dominic Yacovella to accept the proposal from Custom Lighting of America for the installation of 18 fixtures and two transformers and mechanical timers for \$4,050 as per the Landscaping Workshop recommendation. Seconded by Dave Schenkelberg.

Motion carries: 3 - 1. In favor: Charlie Larsen, Dominic Yacovella, and Dave Schenkelberg. Against: Max Mollohan. Abstentions: Eileen Feiertag and Bernie Holmstock.

It appears that the contractor was not informed about problems with past holiday lights. It was suggested that we check to make sure the current GFI's are commercial grade and sealed. Donna recommended that the Board stay with Custom Lighting of American instead of going out for bid again on the Phase II of the lighting project. Phase II will also include some enhancement of the monument lighting.

Leak in Lanai: Completed.

Landscaping on Okeechobee Berm: In process. Lynn Linfante and Fred Moorehead will check and count all plants to make sure that the nursery count is correct. Lynn will make sure that the new plants will be watered daily. The plants will grow in and it is the recommendation of the Landscape Workshop to allow the height of the hedges to be maintained to 6 feet.

Monthly Maintenance of Front Monuments at Okeechobee and Crestwood Boulevards: The quarterly contract for the maintenance of the Okeechobee and Crestwood Boulevard monuments with Universal Landscaping has been terminated by certified letter. High Standards contract has been updated to include the maintenance of the Okeechobee and Crestwood Boulevard monuments have been done by certified letter (no financial impact to the contract). These issues are now completed.

Motion made by Dave Schenkelberg to approve the calendar dates for the Budget Workshops, Budget Meetings, and Annual Meeting as presented in the package

Calendar Dates for Budget Workshops and Annual Meeting: Posted and will be included in the August Board Update.

Additional Sod: The Landscaping Workshop group suggested adding black trim along the sidewalk next to the playground and keeping the Faxahatchee grass from spreading over the sidewalk. The Faxahatchee grass across from the playground area should remain, but trimmed back from the sidewalk. The Workshop group recommends that the tennis court east side have installed sod, add rock around the trees, and dig a ditch on the west side to prevent the water from cascading onto the tennis court from the Golf Course side. Lynn Linfante will get information on cost and if the west side of the tennis courts are MGMA property or Golf Course property.

IRS Letters: The MGMA received two (2) 2005 letters from the IRS, one of which was an Intent to Lien. Eileen Feiertag will do one more reach out to the IRS by telephoning and submitting additional letters of explanation. If this does not get the issue resolved, she recommends getting a professional to continue with the remaining issues.

Holiday Lighting:

Motion made by Dave Schenkelberg to contract with Zimmerman Tree Service for the holiday lights at the entrance on Crestwood and Okeechobee Boulevard, and to include the twenty (20) additional fronds on the four Royal Palms, not to exceed \$3,200 as per the recommendation of Lynn Linfante, Property Manager.

Seconded by Charlie Larsen.

Motion carries: 5-1. Against: Max Mollohan.

Replacement of Light Fixtures on Monuments on Okeechobee Boulevard:

Motion made by Dominic Yacovella to replace two (2) lights at the Crestwood and Okeechobee monuments for \$580, plus installation.

The motion was amended to include the third monument by the M-1 canal for an additional \$290, plus installation.

Motion and amended was seconded by Charlie Larsen.

Motion carries: 6 - 0.

Board wants to make sure the color will match the rest of the brass fixtures.

Moving of Fire Alarm Modules:

Motion made by Dominic Yacovella to relocate the fire sprinkler system modules from outside to a new inside junction box in the attic with Armor Protection for \$1,584.70 as recommended by Lynn Linfante, Property Manager.

Seconded by Bernie Holmstock.

Motion tabled. Questions to be answered: Can the modules be moved into the office to avoid undue heat? Who recommended the prior movement of the box to the current position? Do we need a permit to make this move?

Homeowner's Correspondence: The Clubhouse received a thank you card from a resident's daughter. The card thanked the staff for their consideration and help they gave to her parents during a difficult situation.

**OPEN FORUM:**

Angelic Palmer, Wyndham resident, suggested looking into blinds for the lanai windows. It was recommended by Christine Yacovella, a Walden resident, we check to see if film could be applied on the windows. Lynn Linfante will research this issue.

Vern Hetherington, Wyndham Village President, reported that there had been theft issues in Wyndham.

Donna Broder, Oakmont resident, mentioned that the stains at the bottom of the main pool are looking worse. And is there anything the Board can do about it? Lynn Linfante will speak to a pool contractor regarding this problem.

Fred Laurie, Palm Estate Village President, reported that on September 16, 2014 between 6:00 and 8:00 pm, their Village would be hosting a CPR course at the Clubhouse. This is currently open to all of the Villages managed by Tallfield. As turnout is light, he is opening it up to all Villages. He will coordinate with Lynn Linfante and an email blast will be sent. There are openings for 40 people. Palm Estate Village was charged a rental fee for the lanai, but this will be refunded as it is a Village meeting.

**ADJOURN:**

Motion made by Max Mollohan to adjourn the meeting at 8:50 pm.

Seconded by Dave Schenkelberg.

Motion carries: 6 - 0.

Meeting adjourned at 8:50 pm.

Respectfully submitted by:

Lynn Linfante

Property Manager

Approved on September 17, 2014