

MADISON GREEN MASTER ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
AUGUST 29, 2012  
MINUTES

Officers and Directors present were: Eileen Feiertag, President; Bernie Holmstock, Vice President; Max Mollohan, Secretary; Charlie Larsen, Director (arrived a few minutes late); Maxine Yoss, Director; and Lynn Linfante, Property Manager. Absent were: Gary Garramone, Director; Dave Schenkelberg, Treasurer; and Dianne Gasc, Assistant Property Manager.

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

Eileen Feiertag called the meeting to order at 6:32 pm.

Motion made by Max Mollohan to waive the reading of the July 25, 2012 Minutes and accept them as written.

Seconded by Maxine Yoss.

Motion carries 4-0.

**REPORTS:**

Treasurers Report:

Operating cash: \$485,919

Reserve Cash: \$612,935

Property Manager's Report:

See attached report.

Committee Report:

Government Liaison Committee Report:

Jeff Hmara reported that he is working on the multi-million dollar budget with the Village of Royal Palm Beach. Jeff also spoke about the flooding from Tropical Storm Isaac and that South Florida Water Management District, Indian Trails Improvement District, and the Village of Royal Palm Beach were working together to keep the canals pumping and they were in constant communication with each other. Eileen Feiertag will be speaking with Tanya Quickel, District Administrator at ITID next week to have some questions answered on the procedures to prevent flooding. She will also ask to have a representative from ITID come to the next Board meeting.

ARC:

Liz Shaffer reported for the MGMA ARC Committee: The following are the MGMA ARC activities since the last Board meeting held on July 27, 2012: MGMA ARC Committee meetings were held on August 7 and August 23. A total of 19 ARC's were reviewed and approved by the

Committee: Eight (8) Exterior Painting; Two (2) Gutter Installation; Two (2) Pool Installation; Four (4) Landscaping; One (1) Gas Tank Installation; One (1) Front Door Replacement; One (1) Garage Door Replacement.

The MGMA Property Manager has done the final inspection and approved the return of (6) six ARC deposits for: One (1) Gutter Installation; One (1) Fence Installation; One (1) Pool Installation; One (1) Shutter Installation; Two (2) Exterior Paint.

Martha Ross has volunteered to be on the ARC.

Motion made by Max Mollohan to appoint Martha Ross as an alternate to the MGMA ARC.

Seconded by Maxine Yoss.

Motion carries: 5-0.

#### Indian Trails Report:

Steve Feiertag reported: The meeting basically was going over the documents and taxes. Indian Trail Improvement District has a confirmed obligation to the communities. There is a 30 year mortgage and it will be paid off in 2031. Once this mortgage is paid off there will continue to be a small ad valorem tax. There are definite changes and the rates have actually decreased over the years. There seems to be a discrepancy with the number of parcels from year to year between the MGMA and the Golf Course with the Palm Beach County Assessors Office. The Committee will continue to look into this issue.

#### Privilege Suspension Committee:

Steve Feiertag reported: Noreen Heelan has volunteered to be an active member.

Motion made by Bernie Holmstock to appoint Noreen Heelan as a permanent member on the Privilege Suspension Committee.

Seconded by Max Mollohan.

Motion carries 5-0.

#### UNFINISHED BUSINESS:

Sidewalks, Curb and Gutter Cleaning: Completed.

#### Landscaping Status Report:

Grass Damage Pine Road: Eileen Feiertag reported that the paver bricks were not installed as yet on the East side of the Palm Estates entrance and probably will be postponed for a while due to the flooding on the golf course.

Development of Landscaping Contract: tabled until September or October.

Palm Tree Trimming: Completed.

Holiday Lights at Okeechobee Monuments: Contract signed.

Playground Surface Replacement: Tabled until the 2013 MGMA Budget Workshop.

Gym Refurbishing:

Lynn Linfante reported that she has three proposals for the recumbent bike replacement: Nustep T4, PhysioStep MDX, and Magnum Nextstep. Lynn recommended the PhysioStep. After researching and finding great reviews, this bike offered a wide range of choices for the physically fit to the physically challenged.

Motion made by Charlie Larsen to purchase the PhysioStep for \$2,595.00 including shipping as per the recommendation of the Property Manager.

Seconded by Maxine Yoss.

Motion carries 4-0. Bernie Holmstock abstained.

It was recommended that we try to salvage the old machine.

Fountains & Bubblers: Tabled until the 2013 MGMA Budget Workshop.

Irrigation Contract:

Lynn Linfante collected three proposals for the MGMA irrigation contract. Lynn recommended that we stay with SBT's contract and proposal for another year because the labor and parts were less expensive than their competitors and SBT has been offering good service and reliability to MGMA. The contract for the 2012-2013 year will not reflect a raise in fees.

Motion made by Charlie Larsen to continue with SBT for the 2012-2013 contract with no increase in fees, as recommended by the Property Manager.

Seconded by Bernie Holmstock.

Motion carries 5-0.

Spraying of Whitefly:

Lynn Linfante reported that after hearing and reading information, that the Spiraling Whitefly would not kill mature palm trees and its long term effects on infestations is not known. Lynn recommended that the Board not spend money on treating the trees unless it is a critical situation.

Collection Attorney:

Eileen Feiertag reported that at the present time our attorney, John Kinsey, Esq. would remain as the collection attorney for the Association based on a conversation that David Schenkelberg had with Mr. Kinsey.

Okeechobee Berm:

Bernie Holmstock reported he met with Eddy Smith, High Standard Lawn Service, to evaluate the berm. Bernie reported that it would cost about \$1,000.00 to fill the gaps in the Okeechobee berm with more Chinese palm plants and added that it should be included in the 2013 MGMA Budget.

**NEW BUSINESS:**

Procedure for Annual Meeting:

Eileen Feiertag discussed the previous annual meeting and voting limitations. She mentioned the registration was too early last year and recommends changing the registration from 6:00 pm to

7:00 pm and to have the Annual Meeting to begin at 7:00 pm. She also recommended that anyone in line at 7:00 pm will still be able to register to vote, but anyone entering after 7:00 pm will be cut off from voting. Eileen suggested having a staff member or someone from the accountant office stand at the end of the line at 7:00 pm to cut off the registration.

Motion made by Eileen Feiertag to change the voting registration hours from 6:00 pm to 7:00 pm and to have a cut off time at 7:00 pm, unless someone is still in line.

Maxine Yoss seconded the motion.

Motion carries 5-0.

Donna Broder, a homeowner from Oakmont, requested that we look into modifying the proxies that are mailed to homeowners for the Annual Meeting. She asked if the persons running for the Board can be listed on the proxy. Several homeowners in attendance agreed with Ms. Broder. The Property Manager reminded everyone that our Documents do not address absentee ballots and this issue should be reviewed by our corporate attorney.

#### Policy for Requests for Official Documents:

Motion made by Max Mollohan to charge 50 cents per page for residents that request to have the Association copy records up to 25 pages, more than 25 pages, a charge of 50 cents a page plus an additional \$15.00 per hour, minimum of one hour personnel fee. Residents may make an appointment to view requested documents up to one eight hour day per month.

Seconded by Charles Larson.

Motion tabled to rewrite the motion to make it more homeowner friendly.

#### IRS Payroll Issue:

Eileen Feiertag reported that there is an issue with the IRS regarding payroll taxes dating back to 2004, 2005, and 2006. According to the IRS it appears that no one filed the 2004 fourth quarter 941, the 941's for all quarters in 2005, the 941 for the first quarter of 2006, as well as the year-end 940's for 2004 and 2005. Eileen is still collecting data and working with some of the prior accounts that handled the MGMA during that time period. She will report back to the Board with any new information.

#### Procedure for Recording Minutes:

Eileen Feiertag discussed recording the Board meeting minutes. Max Mollohan mentioned this way there would always be a tracking of the meeting and he recommended that we close the Meeting prior to open forum. Adjourning the meeting before the open forum was discussed by the Board and the membership in attendance. Several Board members thought that important issues discussed in open forum may have to be addressed by the Board and if we closed the meeting prior to open forum then we would have to wait until the following month to address the concern or issue.

Motion made by Charlie Larsen to continue with the procedures that we currently use.

Seconded by Maxine Yoss.

Motion carries 4-0. Max Mollohan voted against the motion.

Dates for Budget Workshops, Budget Meeting, Annual Meeting:

Meeting Dates: Wednesday, October 3, 2012 - Budget Workshop  
Wednesday, October 10, 2012 - Budget Workshop  
Monday, October 15, 2012 - Budget Workshop  
Wednesday, October 24, 2012 - BOD Meeting and Budget Discussion  
Monday, November 19, 2012 - Annual Budget Meeting -Approve 2013 Budget  
Monday, December 10, 2012 - Annual Meeting and Board Reorganization

Replacement of Coconut Palms:

Eileen Feiertag asked Charles Larsen to report on his recommendation to replace Coconuts Palm Trees with Foxtail Palm Trees. Charlie Larsen hadn't spoken to the supplier as yet and would get back to the Board. Charlie will check on the size and cost of the replacement and would check with the Village of Royal Palm Beach to see if this will be allowed.

Adding Wi Fi to the Patio and Pool:

Lynn Linfante submitted a quote to the Board of \$1400.00 to add Wi-Fi to the patio and pool areas. A lot of the cost is the labor to install coax cable and an outdoor Antenna with a 360 degree signal. The coverage area would be full coverage of the pool, lanai, kiddie pool, tennis and basketball courts. To be considered at the 2013 Budget Workshop.

Signs for the Lakes:

During the time that the lakes were very full, many children were swimming and playing in the lakes. Multiple homeowners called the non-emergency police number due to their concern for the children's safety. One of the police officers recommended that the Association consider signs prohibiting swimming in the lakes. The Board discussed the issue and decided that this was an isolated issue and will revisit it if it becomes a problem.

Audit Contract:

Motion made by Eileen Feiertag that we sign a two-year contract with Gerstle, Rosen, and Goldenberg, PA at a cost of \$7,000 per year.  
Seconded by Bernie Holmstock.  
Motion withdrawn. The Board must get three bids for the company to handle our Audit.

**OPEN FORUM:**

Steve Marionakis, a homeowner from Fairfax, asked when the pool repairs would be completed. Lynn Linfante responded that this will be taken care of now that school is back in session as the pool will have to be closed for several days. He also asked if the Board could look into covering the poles on the cabanas on the west side of the pool, as they have been covered in the past. Lynn will get some bids on covering the poles and bring it up for discussion at the next Board Meeting.

Steve Feiertag, a homeowner from Fairfax, asked the Board to thank Joe Gall for allowing the MGMA to use his newsletter (at no cost to the Association) to communicate with the Homeowners. The Board thanked Joe for his time and dedication.

Joe Gall, a homeowner from Wyndham, reminded the Board to start the planning for the MGMA Halloween event.

**ADJOURNMENT:**

Motion made by Bernie Holmstock to adjourn the meeting at 8:28 pm.

Seconded by Max Mollohan.

Motion carries 5-0.