

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
November 19, 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; (arrived at 6:50 pm) David Schenkelberg, Treasurer (few minutes late); Maxine Yoss, Secretary; Max Mollohan, Director and Charles Larsen, 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 the minutes from the Board of Directors Meeting held on October 29, 2014 and approve them as written.

Seconded by Charlie Larsen.

Motion carries: 4 - 0.

Motion made by Charlie Larsen to approve the closed Personnel Meeting held on November 11, 2014.

Seconded by Maxine Yoss.

Motion carries: 4 - 0.

Motion made by Max Mollohan to waive the reading of the minutes from the Budget Approval Meeting held on November 11, 2014 and approve them as written.

Seconded by Charlie Larsen.

Motion carries: 4 - 0

REPORTS:

Property Manager Report: Lynn Linfante reported she was able to get a reduction of \$118 off the Buckeye Plumbing invoice for the repair of the leak in the backflow.

Treasurer's Report: David Schenkelberg reported on the Financials as of October 31, 2014. At that time, the Operating Cash was \$713,428 and Reserve Cash was \$758,027.

David Schenkelberg reported on the delinquencies. 416 units were delinquent.

Steve Feiertag, a Fairfax resident, asked David the following question regarding the "liquidity ratio". He wanted to know if his understanding is correct, that the current October 31st calculation of the ratio was based on having received most of the whole quarter of income, but only one month of expenses. David confirmed Steve's understanding as correct. And as such, that was why the ratio for October is high, as expected.

Results of Mailing Suspension Letters: Of the 33 units on the list from the last Board meeting to be suspended, only 30 units were sent suspensions letters, as three units were in Bankruptcy; 12 have paid in full; and 5 units either asked for an extension of time to pay or made partial payments. 11 units were sent to our collections attorneys.

Ratification of action taken this past month to send one unit to Lien Foreclosure. Four Board members responded via email.

Motion made by Maxine Yoss to suspend the voting rights and clubhouse privileges for the 5 units listed in the report provided by David Schenkelberg effective immediately. Four units had defaulted on their payment plans and one unit had their bankruptcy action dismissed.

Seconded by Max Mollohan.

Motion carries: 5 - 0.

Charlie Larsen wanted to ask about the status of several units that are with our collection attorney. David reminded the Board that we cannot discuss individual units that are in collection with our attorney at an open meeting. He encouraged Charlie to email him the questions.

COMMITTEE AND WORKSHOP GROUP REPORTS:

Government Liaison Report: Jeff Hmara reported that the Village of Royal Palm Beach has started the Sunday weekly Farmer's Market at the Common's Park. He encouraged participation, meet your neighbors and enjoy the vendors.

Minto West was approved and the project planned will take 10 to 20 years to complete. Now we should watch for the road improvements. There are also 3 or 4 additional builders interested in nearby areas.

Crestwood Redevelopment RFP was sent out and is due back to the Village on January 16, 2015. You can view this document on the Village website. Jeff Hmara reminded everyone to stay informed and get involved throughout this process. He also reported that Saratoga Pines is selling a strip of land with the Village land. This land will be included in the RFP. There is a plan for a 10 acre park in this area.

Jeff reported that the free standing emergency room is still on going and the interested party has asked for a 30 day extension to address the Village Board.

Jeff answered questions from the prior meeting: The Crestwood re-development area compares to Madison Green: they will have 2.6 units per acre and Madison Green has 2.9 units per acre if you do not count the Golf Course land or 2.3 units per acre if you count the Golf Course. The second question was if the preserve area on the concept plan will remain preserve and Jeff stated that that area was not formally preserve, but a buffer. There will be a closed water treatment area in the plans.

MGMA ARC Committee Report: No ARC Report, as there were no meetings of the Committee since the last Board meeting.

Golf Course Liaison Report: Charlie Larsen mentioned the Golf Course is going smoothly.

Lakes Report: Charlie Larsen reported that the lakes look good. Superior Waterway suggested putting in a bubbler at the Wyndham Lake, but Charlie disagrees and suggested either Lake 5 or Lake 13 would be better lakes. He wants to check these lakes to see if it possible to get electricity to these bubblers at a reasonable cost.

Landscaping Report: Carolyn Hmara reported that there will be no annuals planted in front of the Golf Course entrance monument on Crestwood, as the Golf Course did not water the last plants the MGMA planted in that area.

Carolyn Hmara said the MGMA used fewer annuals this year because larger plants were being used and High Standards has 135 more plants on hold if needed. The landscape projects that were approved by the Board at the last meeting will probably be completed in either December or January due to scheduling. Carolyn talked about certain areas that may need tilling, but when the old plants are pulled this may result in a natural tilling of the areas.

Motion made by Charlie Larsen to expand the annual planting area at the front monuments and push back the Purple Prince plants.

Seconded by Maxine Yoss.

Motion carries: 6 - 0.

Donna Broder read a letter of resignation indicating that she was stepping down from the Landscape Committee as of December 31, 2014. Donna took this opportunity to thank Joe Gall, Charlie Larsen, Maxine Yoss, and Carolyn Hmara for their work on this committee. Eileen Feiertag thanked Donna Broder for all of her hard work and dedication on the Landscape committee and other areas.

Activities Report: Dianne Gasc reported that Santa will be here on Sunday, December 21, 2014 at 2:00 pm. A donation will be made to the local fire station providing Santa's transportation.

UNFINISHED BUSINESS:

Gym Expansion: Lynn Linfante reported that the sheet rock is up and the painting is almost completed. The flooring will be installed by the second week of December. Eileen reported on the financials of the project. It appears that will be very close to the financial projection. Charlie Larsen asked about the air quality and should we be installing a filter system. Lynn reported that two engineers told her that the air quality and quantity was adequate for the area.

IRS Letters: Eileen Feiertag reported she received a call from the IRS on October 31, 2014. She was told she would get a call back on December 2, 2014 with their decision.

Surge Protectors: Lynn Linfante reported that it would cost approximately \$250 for each surge protector to be installed on each of the panel boxes and about \$200 for individual appliances, such as the new A/C. Eileen Feiertag recommended that a surge protector be installed with the new A/C unit and she asked Lynn to get additional information on surge protection for the front monuments. It is unclear as to the level of protection these devices will give our equipment.

Replacement of Three Treadmills and One Elliptical: The Board previously approved \$16,500 for this purchase. The Gym Committee decided as this time not to put TV's in the gym. The committee recommends upgrading the consoles on the new equipment to accommodate future cable TV. This upgrade will enable the residents to be able to plug in their own electronic devices. It also gives better instructional display on the use of the equipment. The new cost for this equipment is more expensive and includes all taxes, freight, delivery and installation.

Motion made by Bernie Holmstock to accept the revised cost of \$18,339.90 from Pro Fitness for three treadmills and one elliptical with all fees included.

Seconded by Charlie Larsen.

Motion carries: 6 - 0.

Correspondence from Wyndham Village and Royal Palm Beach: David Schenkelberg reported that Rosenbaum & Mollengarden are in the process of finalizing a new agreement with the people living in the unit in question in Wyndham. David will check to see if the agreement will include the resolutions of the violations on this unit. MGMA has Certificate of Title to the home only and the people living in the unit hold the mortgage. The deadline with the Village of Royal Palm Beach is December 18th and we may have to meet with the Magistrate.

Lightning Strike and Insurance Reimbursement: Lynn Linfante reported she received a check from the insurance company for the repair on the lightning damage. However, it was found that only three cameras needed to be replaced instead of the original seven. The total cost due to damage has been revised and the insurance company will be reissuing a new check. Our insurance agent thanked us for our honesty.

Gym Equipment Maintenance Contract: Contract signed and completed.

Clubhouse A/C: Lynn Linfante reported all the insurance information is in and the deposit check is ready for signing. The Board had asked Lynn Linfante to provide the Board with an explanation from the contractor regarding the 1.0 hp versus the 1.5 hp and his recommendation was the 1.0 hp will be sufficient enough for the Clubhouse needs. Lynn read a detailed explanation from the contractor. The Board decided to go with the recommendation of the contractor.

NEW BUSINESS:

Merchant Service Provider: Lynn Linfante reported that she met with three vendors: two banks and one independent firm.

Motion made by Bernie Holmstock to stay with Card Solutions, our current merchant service provider.

Seconded by Maxine Yoss.

Motion carries: 5 - 1. Max Mollohan voted against the motion.

Ratification of Backflow Repair: The expense for the repair of the backflow from Buckeye Plumbing for \$1,000.95 was ratified by the Board.

Ratification carries: 6 - 0.

MGMA Safety Session: Eileen Feiertag recommended that the MGMA have a community safety program and invite Diane Smith, PBSO Outreach Coordinator to present information about safety to the Madison Green homeowners. It was recommended to schedule this sometime in January 2015. A Pinehurst Village resident shared with Eileen Feiertag some tips on safety brought up at their meeting with PBSO. This list will be shared with the residents of MGMA via email blast.

Collection Issue Raised by Homeowner: After discussion, David Schenkelberg explained that Rosenbaum Mollengarden monitors all payment plans, delinquencies, and that we receive copies of all that correspondence. It was decided that additional tracking procedures are not needed at this time. David reported that all units that are over the Board recommended amount had an open file with Rosenbaum Mollengarden. Dianne Gasc has been in touch with the MGMA Villages to gather information about "legal" rental units. It appears that there are approximately 45 units being rented and only of two these units owe the MGMA money and their accounts are at the collection attorney. Eileen Feiertag reminded the Board that Rosenbaum Mollengarden's website to track our account is very good.

OPEN FORUM: Eileen Feiertag reported that Lake and Wetland Management announced that on Monday, November 24th they will put chemicals in the M1-Canal so homeowners that use the canal water for their landscaping should not use their sprinklers for 5 days. They also placed door hangers about this information for the residents using the canal water.

Eileen Feiertag reported that the gym equipment to be purchased in 2015 will be over the budgeted amount of \$22,000, if we replace and/or purchase the equipment the committee will recommend. It is approximately at \$26,000. The Committee recommends the delaying of two pieces of equipment due to spacing. Jeff Hmara will be meeting with Scott Vanecek of Pro Fitness regarding the leg press machine. The contract for the new equipment will be signed in January.

As this is the last official Board meeting of the 2014 Board of Directors, Eileen Feiertag thanked the Board members, the Landscaping Committee members, ARC Committee members, and the Gym Committee for all the volunteer hours given to our Association. She commented that the property looks wonderful and she has gotten many positive comments. She also thanked the Management staff, our Facility Specialist, and our Operation Staff for their service throughout the year.

Carolyn Hmara, a Walden resident, requested that the staff wear their name badges. Lynn Linfante and Dianne Gasc will speak to the staff.

Jeff Hmara, a Walden resident, acknowledged the accomplishment of this Board and said that everyone is moving in the right direction for the good of the Association.

ADJOURN:

Motion made by Bernie Holmstock to adjourn at 8:45 pm.

Seconded by Charlie Larsen.

Motion carries: 6 - 0.

Respectfully submitted by:

Lynn Linfante

MGMA Property Manager

Board Approved on December 16, 2014