

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
JUNE 29, 2016

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

Officers and Directors present were: Eileen Feiertag, President; Charles Larsen, Vice President, David Schenkelberg; Treasurer; Maxine Yoss, Secretary; Bernie Holmstock, Director; Gary Garramone, Director; and LoriAnn Perrone, Director. Lynn Linfante, Property Manager was in attendance. Dianne Gasc, Assistant Property Manager, was absent.

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

Motion made by Charles Larsen to waive the reading of the minutes from the Board of Directors Meeting held on May 25, 2016, and approve them as written.

Seconded by Maxine Yoss.

Motion carries: 7 - 0.

Motion made by LoriAnn Perrone to waive the reading of the minutes from the Special Board of Directors Meeting held on June 27, 2016 for the Bulk Provider Contract, and approve them as written.

Seconded by Bernie Holmstock.

Motion carries: 7 - 0.

REPORTS:

Treasurer's Report: David Schenkelberg reported on the financials for the past month.

Delinquencies: 57 units were 2 or more quarters past due.

2015 MGMA Certified Audit: David Schenkelberg passed out the copies of the draft audit to the residents in attendance. He reported that he met with Eileen Feiertag, Bernie Holmstock, and Nicole Johnson-Pendergrass, Hafer & Co, to review the draft of the 2015 MGMA Certified Audit. He reported there were no deficiencies in the audit. He pointed out that on Page 6, Note 3: Concentration of credit risk, that as of December 31, 2015, the Association had uninsured deposits. David commented that no one has ever lost a penny from the large Federal Banks. The Association maintains its cash in various financial institutions insured up to \$250,000. Additionally, the MGMA pays for private insurance on excess deposits. Eileen Feiertag added that Hafer & Company always compliments MGMA and its Property Managers for helping with the audit. It gets completed in a timely and efficiently manner because all the files and financials are properly filed and readily available for inspection.

Motion made by David Schenkelberg to approve and accept the 2015 MGMA Certified Audit as presented.

Seconded by Maxine Yoss.

Motion carries: 7 - 0.

Eileen Feiertag reminded everyone they can get a copy of the audit for free by downloading it off the website, or by paying \$2.00 for a copy that could be picked up at the Clubhouse.

Property Manager Report: A written report was provided by Lynn Linfante. David Schenkelberg asked if there were any issues with High Standards Landscaping as this was their final month of service. Lynn Linfante said it went well and that the lawn crew did an excellent job on the property the last few weeks. Eileen Feiertag asked Lynn to have the new company spray the driveway for weeds.

Government Liaison: Jeff Hmara, VRPB Councilman, spoke about the July 4th celebrations at Commerce Park. Jeff informed the residents that they can sign up for Village updates by going to the Village website. Jeff also spoke about the 39 cities, with the newest being Westlake. There will be more traffic on our roads. Jeff also mentioned that Indian Trails Improvement District is seriously talking about adding a city. He also spoke about the schools in Royal Palm Beach. The Village Annual Budget for 2017 is being developed. There will be budget workshops July 7th or the 11th. Please check the Village Agenda on their website. There is going to be a 5 ½% increase in expenses, mostly due to personnel costs. The Village is now free of debt.

ARC Committee Report: The MGMA ARC Committee meetings were held on June 7 and 21, 2016. A total of 24 ARC's were reviewed and approved by the Committee: 7 for exterior painting; 4 for landscaping; 8 for fence installations; 1 for lattice installation; 1 for pavers installation; 1 for pool installation; 1 for gutters installation; 1 for resurface of a driveway; 1 request for modification of previously approved ARC; and 1 request for extension of time to complete the project. The MGMA Property Manager has completed the final inspection and approved the return of 12 ARC deposits for: 2 for landscaping; 1 for patio paver installation; 1 for awning installation; 1 for lattice installation; 1 for fence installation; 1 for pool installation; 2 for exterior paint; 1 for solar panels installation; and 2 for accordion shutters installation. A total of \$ 500 ARC deposits were forfeited. Two units have changed ownership and three were approved over a year ago and the homeowners never submitted a final inspection for the return of their deposit.

Golf Course: Charles Larsen said the front entrance at the Golf Course monument looks shabby, and plans on speaking with Mike Brady, the General Manager, about this issue. He also mentioned that the Village of Royal Palm Beach has their 4th of July golf tournament at the Madison Green Golf Course this year. Eileen Feiertag will send a thank you letter to Jaclyn Benton, catering manager, for letting MGMA use their ballroom for the Special Board Meeting.

Lakes: Reports to be given later in the meeting.

Activities: Bernie Holmstock reported the annual pool party will be held on Saturday, July 9th from 12:00 pm to 3:00 pm. He encouraged participation. There will be a disc jockey and games for the children.

MGMA Long Term Plan:

Motion made by Bernie Holmstock to disband the long term planning committee.

Seconded by David Schenkelberg.

Motion carries: 7 – 0.

ITID: Steve Feiertag reported more good news! He explained the non ad-valorem taxes are based on the size of the parcel and not on the value of the home. The overall proposed average unit in Indian Trail Improvement District is going up 4.35%. For 2016-2017, Madison Green is going down 6.02%. A drop from \$510.72 to \$479.96 for a single lot. For the double lot homes these numbers are doubled. The reason for the drop was due to refinancing of our 30-year bond.

UNFINISHED BUSINESS:

TV Bulk Provider: Eileen Feiertag reported that at the June 27th Special Board of Directors Meeting the Board approved a motion to approve the Comcast Bulk Contract proposal for service dated June 27, 2016 and the execution of such agreement pending attorney review and agreeable language terms being approved by both parties. She thanked all the residents that attended. A resident, Mike Lecain, who is employed by Hotwire, questioned the last offer made by Hotwire. He was assured that the offer made was shown correctly, and that Hotwire was unable to reduce the offer. David Schenkelberg also answered the question that there was no plug and play option included in that offer. There was a question about an escape clause if the performance expectation in the contract was not met. The Association could litigate. There was a question about the build out and a concern that if Comcast used other companies' conduit there may be repair issues.

Eileen Feiertag told the residents that the next step was for Marcie Gershoni of Community Cable Consultants to work with Comcast to review the contents of the contract and then once this has been completed, then our corporate attorney, Allison Hertz of Rosenbaum & Mollengarden will inspect the contract. If all parties are in agreement, the contract will be signed. Once the contract is signed, MGMA can be placed on the fiber built-out list. This process usually takes about a year.

Village Maintenance Assignments: David Schenkelberg reported three villages: Oakmont, Fairfax, and Saratoga streets are not properly deeded. MGMA has been trying to finalize an agreement with the Village's attorneys. With the cooperation of all parties involved, the MGMA hopes to have signed agreements by the next Board meeting.

Deeding Village Plots: David Schenkelberg reported that the common areas were not deeded correctly to MGMA, even though it looks that way on plats in the PAPA records. The Estates, Palm Estates, and Royal Estates are recorded properly, as well as the Clubhouse area. Alison Hertz of Rosenbaum Mollengarden has done all she can and has recommended that the Association have a real estate attorney look into the matter. David Schenkelberg and Eileen Feiertag met with Broad and Cassel Attorneys at Law. David said every tract of common area land has to be re-deeded and this will take many hours of research and these plats will have to be quit claimed. David estimates this will cost the Association between \$30,000 to \$35,000. There will be additional costs to separate the Oakmont, Fairfax, and Saratoga plats. Gary Garramone asked if we would be reaching out to Minto to help with some of the legal costs. David was not optimistic, but would try.

Motion made by David Schenkelberg to accept the engagement letter with Broad and Cassel to start the process.

Seconded by Maxine Yoss.

Motion carries: 7 – 0.

Landscaping: Two dead palm trees were removed from the common grounds.

Lake Fountain: Charles Larsen said the lake fountain is moving forward. The location for the electrical ditch has been changed to the front of the east pavilion on Crestwood Blvd from the sidewalk to the tree area as per ITID's request. This area is MGMA's property instead of the ITID property. July 20, 2016 is the ITID Board Meeting and the permits should be approved at the meeting. Charles Larsen expects an August installation.

Parking Lot Repair: Lynn Linfante reported the repairs were completed on Monday, June 27, 2016. The two seal coatings will take place on Wednesday, July 6, 2016 and the striping on will be completed the following day. The parking bumpers that were damaged by the company will be replaced at no cost to the Association.

ARC Refundable Deposit/Update Policy: Eileen Feiertag reported that the motion was posted after the meeting last month and the new policy has already been implemented.

Kiddie Pool Mushroom Painting: Lynn Linfante reported periods of rain throughout the week days has kept the painting contractor from completing the painting.

Pool Maintenance Contract: Signed.

Pool Maintenance & Repair:

Pipe Repairs: Lynn Linfante reported Living Water Pools has not completed the pipe repairs, because they were waiting to install the filter replacements at the same time, as to not charge additional labor costs.

Filter Replacement:

Motion made by Maxine Yoss to approve Living Water Pools installation of 120 19-inch pool filter grids in the main pool, not to exceed \$3,600.

Seconded by Bernie Holmstock.

Motion carries: 7 – 0.

Housing Replacement:

Motion made Charles Larsen to approve Living Water Pools installation of 10 HP stainless steel housing unit for the main pool, not to exceed \$4,960 with a one-year warranty.

Seconded by LoriAnn Perrone.

Motion carries: 7 - 0.

Stain Removal: Lynn Linfante reported she previously emailed the Board on her research regarding whether to empty the pool and use a stain removal product, or to keep the pool maintained as is, since the Diamond Brite still has a warranty and is in good shape. Lynn Linfante's recommendation was not to drain the pool. Rusten McKenzie, a Fairfax resident, commented Jim Henson is a pool contractor who lives in the Estates Village and he might be able to give advice on the stain issue.

Aeration System at Lake #22: Maintenance Contract has been signed. Repairs to the system have been completed.

Landscape Contract: A one-year contract has been signed. Lynn Linfante mentioned that the new landscaping company, Mainguy, will be starting on Friday, July 1, 2016, and the groundskeeper will be on site five days a week from 7:30 am until 3:30 pm.

Okeechobee Berm Shrub Replacement: On hold until Mainguy lawn crew gets adjusted to the property.

Next Door Activities: Motion posted.

NEW BUSINESS:

Electrical Panel Housing on Crestwood Blvd.: Lynn Linfante explained to the Board the electric box behind the pavilion on the west side on Crestwood Boulevard is rusted and corroded. A new box will help prevent the weather from getting in and causing the time clock to stop. She received an estimate from Castillo Electric for \$375 to replace the housing.

Motion made by David Schenkelberg to have Castillo Electric replace the housing box (PVC), not to exceed \$400.

Seconded by LoriAnn Perrone.

Motion carries: 7 - 0.

Irrigation Maintenance Contract:

Motion made by Charles Larsen to approve a two-year irrigation maintenance contract with Image Sprinkler System for \$1,200/month, plus hourly rates and materials, as recommended by Lynn Linfante. The contract has a 30 day cancellation clause.

Seconded by Maxine Yoss.

Motion carries: 7 - 0.

Update of Written Rules Governing Inspection of Documents:

Motion was made by David Schenkelberg to amend the motion approved on September 19, 2012 by the MGMA Board of Directors: The following are the written rules governing the frequency, time, location, notice, records to be inspected, and manner of inspections approved by the MGMA Board of Directors: Once a homeowner or their authorized agents request

access by certified mail to the Association's records, within ten (10) days of receipt, the Association must make the records available for inspection. 1. Photocopying charges: First (10) pages are free. Additional pages will be charged at 25 cents per page (this covers the cost of paper, toner, etc). 2. Staff time exceeding one (1) hour per month will be charged to the homeowner at the current rate of pay. The maximum allowed staff time allotted per request is eight (8) hours per month. 3. Other regulations for inspection of records are located in the Florida Statutes (Chapter 720). To clarify the above motion: Add "BUSINESS" to the following sentence as per the Florida Statutes (720.303(5)): Once a homeowner or their authorized agents request access by certified mail to the Association's records, within ten (10) BUSINESS days of receipt, the Association must make the records available for inspection.

Seconded by LoriAnn Perrone.

Motion carries: 7 - 0.

Golf Course Catering Advertising: Eileen Feiertag thanked VIP Catering for allowing for the use of the ballroom for the large turnout of the Special Board Meeting.

Motion made by Bernie Holmstock to allow VIP Catering Services (Madison Green Golf Course) and the Madison Green Golf Course services (not tournaments) to place professionally prepared advertising flyers (size not larger than 8 ½" by 11") on the table within our Clubhouse. They may display only one designed flyer at a time. The management of Madison Green will have final approval of displayed flyers.

Seconded by Maxine Yoss.

Motion carries: 7 - 0.

Eileen Feiertag reported that the owner of VIP Catering was originally going to charge the MGMA for the room, but as the MGMA has agreed to allow VIP Catering flyers to be placed in the front foyer from time to time, all charges will be waived.

Solar Lake Aeration System: Charles Larsen had been working with our Lake Contractor to find an alternative electrical source for powering an additional aeration system in Lake 18 or Lake 5. The cost of the solar system would be approximately \$12,500. There was \$9,000 left over from the 2015 Budget for this project. Mr. Larsen recommends not proceeding at this time due to the cost.

OPEN FORUM:

Donna Broder, an Oakmont resident, thanked Steve Feiertag for a fabulous job chairing the Ad-Hoc Cable Committee.

Steve Feiertag, a Fairfax resident, said that David Schenkelberg deserves at least as much credit, if not more, for all his time, hard work, guidance, and effort on this Committee.

Donna Broder requested that the management speak to the Operations Staff about policing the pool area better. She has seen people eating in non-designated areas, teenagers acting up, and the drinking of non-approved beverages. Lynn Linfante will speak to the staff.

Charles Larsen and Donna Broder spoke about the increase in rats seen on the property. LoriAnn Perrone suggested that, the rats are probably being flushed out due to all the construction going on at the old Water Treatment Plant, and after they eat poison, they go to water because of thirst.

Maydine Dig, a Pinehurst resident, talked about being verbally “attacked” on NextDoor by a Board Member. Eileen Feiertag apologized on behalf of the Board. Eileen encourages the Board to clearly identify themselves as an individual when posting on NextDoor, so that it is clear they are not speaking on behalf of the Board.

ADJOURNMENT:

Motion made by LoriAnn Perrone to adjourn the meeting at 8:55 pm.
Seconded by Bernie Holmstock.

Motion carries: 7 - 0.

Respectfully submitted by: Lynn Linfante, Property Manager

Approved on: July 27, 2016