

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MARCH 26, 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 Bernie Holmstock to waive the reading of February 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 February 28, 2014. Operating cash was \$564,971 and Reserve cash was \$709,691. Total expenses (less reserves) were \$243,452. Overall expenses were under budget by 10.7%.

Delinquencies: Dave Schenkelberg reported that out of the 379 delinquent units, 129 owed more than two quarters. Out of the 379 delinquent units, 143 owed less than \$100 and out of the 143 units, 91 units owed less than \$25. From July 2012 to present, Kinsey has collected \$357,841 and of that amount, the MGMA has received \$251,106. Dominic Yacovella requested that the Board receive an updated report from Kinsey on bankruptcy dismissal, etc. for next month's meeting, as well as the status of bank owned units. Charlie Larsen asked if the Board could get the financials earlier in the month. It was explained that David Schenkelberg has to wait to get the report from Tallfield Management before he can prepare the report.

PROPERTY MANAGER REPORT: See attached report.

COMMITTEE AND WORKSHOP GROUP REPORTS:

Government Liaison Report: Jeff Hmara gave a summary report on village council activities and an update on the FEMA flood maps. There will be public meetings in Palm Beach County during June or July to present the revised flood maps. He talked about the village council giving out scholarships, road resurfacing, M-1 canal maintenance, and Sober Houses.

ARC Report: Marty Ross reported the following are the MGMA ARC activities since the Board Meeting held on February 26, 2014. The MGMA ARC Committee meetings were held March 4 and 18, 2014. A total of 23 ARC's were reviewed and approved by the committee: thirteen (13) exterior painting; five (5) fence installation; one (1) windows replaced; one (1) gutter installation; one (1) shutter installation; one (1) screening installation; one (1) landscaping. The MGMA Property Manager has done the final inspection and approved the return of six (6) ARC deposits for: four (4) exterior painting; one (1) gutter installation and one (1) paver installation.

Eileen reported that it was found that 27 units have changed ownership and the original applicants on the MGMA ARC are no longer homeowners in that unit, therefore their ARC deposits have been forfeited.

Golf Course Liaison Report: Charlie Larsen reported that the entrance road to the Clubhouse will be closed June 9th, 10th, and 11th for repairs. These dates have been coordinated with the Golf Course. He talked to Scott (grounds keeper for the Golf Course) and Mike Brady (General Manager) about mulch going into the lakes. He announced that the Golf Course is having a 9 hole scramble on Thursday nights at 5:00 pm.

Activities Report: Dianne Gasc reported on the Spring Fling scheduled for April 12th and asked for adult volunteers or older teens that need volunteer hours to work this event. The egg hunt is scheduled for Saturday, April 12, 2014 from 10:00 to 11:30 a.m.

Lakes: Charlie Larsen reported that he and Lynn Linfante looked at the 23 lakes and found they were in top condition, the best they have been in years.

UNFINISHED BUSINESS:

Landscaping Beautification: Report given by Donna Broder: Front monument landscaping has been completed; recommendation that the Faxahatchee grass on the third middle island be removed and replaced with sod; that the front monuments be lit properly; that the Board consider re-hedging the parking lot in 2015; that the eight (8) royal palms in front of the Clubhouse be root trimmed and that we do not plant flowers around them; and the committee is still looking into a solution regarding the trees behind the front monuments.

Maxine Yoss thanked the committee on behalf of the Board for all the work and time they have devoted to this volunteer job. Maxine Yoss asked if the MGMA revised High Standard's contract regarding the trimming of the front monument plants and the planting of seasonal flowers. Eileen Feiertag informed the Board that a certified letter was mailed. High Standards signed and returned the revisions.

Dominic Yacovella asked about the Magnolias at the front Clubhouse entrance. Lynn Linfante reported that the trees have a fungus and are being sprayed.

Motion made by Dave Schenkelberg to allow High Standards to remove the Faxahatchee grass on the third middle island in the Clubhouse parking lot and replace with sod for \$400.

Seconded by Charlie Larsen.

Motion passes: 5-2. Charlie Larsen and Dominic Yacovella voted no.

Crestwood Median Issue: Completed.

Fence on Okeechobee: Contract has been signed. Wyndham's estimated contribution to the project and the MGMA's financial share has been deposited into an escrow account. We are waiting on paperwork for the permit.

Flat Roof over Porticos: Contract signed work is pending.

Pavers on Entrance Driveway: Contract signed and work will be done in June. Notices about the driveway being closed will be e-mailed to the residents, as well as posting on our website and Channel 63.

Pool Drain Covers: The spa has had a new drain cover, but the two pool drain covers were not the right size and had to be re-ordered.

Small Balances Owed, Write Off: No action by the Board will be taken at this time. Letters will be sent to these homeowners first.

Gym Expansion: Lynn Linfante, Bernie Holmstock, and Eileen Feiertag met with Carlos Vazquez, from Busy Body Gym. He will submit a foot print for the gym and other recommendations regarding equipment. Another meeting will be set up next week with Scott Vanecek from Profitness to get his input.

Outside Door to the Electric Room: Lynn Linfante reported that the Fire Marshall said we cannot enter this area from inside Clubhouse do to a firewall. Lynn Linfante will get bids for the replacement of the doors for the 2015 Budget. Roofing Systems will be installing a temporary fix.

Carrying Firearms:

Motion made by David Schenkelberg to contact our corporate attorney for an opinion regarding the prohibiting of carrying firearms on MGMA property.

Seconded by Maxine Yoss.

Motion carries: 7-0.

Christine Yacovella, Walden resident, asked how do we handle police, etc?

Grant Johnson, an Estate Village resident, asked who will this apply to?

Eileen Feiertag will email Mark Friedman from Becker & Poliakoff to get a legal opinion. She will also show him the recommendation given to the MGMA from our insurance agent. Eileen will incorporate these questions into the email.

Trimming of All Palm Trees/Timing of the Job: Contract has been signed. Partial job has been completed. Second phase is scheduled for the end of April, early May.

Bus Stop Okeechobee by the Wyndham Berm: Lynn Linfante will have more answers next month after once again contacting the supervisor.

ARC Color Chart and Exterior and Paint Regulations: The MGMA ARC committee met in open sessions with a colorist from Sherwin Williams and several homeowners and property managers. The MGMA ARC recommend eliminating 10 color combinations and several accent door colors, and the addition of four (4) new color combinations. The MGMA ARC Committee recommends the MGMA do away with the requirement that the surrounding homes be different colors.

Motion made by Bernie Holmstock that as per the recommendation of the MGMA ARC Committee, the following modifications to the existing MGMA Color Chart will be adopted. The elimination of Color Schemes D, I, J, K, M, O, P, R, S, and X. The addition of Color Schemes GG, HH, II, and JJ. The following front door accent colors will be eliminated: Spiced Cider, Hasbrouck Brown, Country Redwood, Great Barrington, and Peale Green.

Seconded by Dave Schenkelberg.

Motion carries: 7-0.

Motion made by Dave Schenkelberg that as per the recommendation of the MGMA ARC Committee, the MGMA ARC regulation that the same exterior color may not be next to the house to the left, right, or across the street is to be eliminated.

Seconded by Bernie Holmstock

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

The MGMA will post the new color chart on the website, Channel 63, and at the Clubhouse entrance. An email will be sent to the Village Boards, the Village Management Companies, and any residents that are on the MGMA email chain which will include all the updated documents.

Village President's Meeting: The meeting will be held on Wednesday, April 2, 2014 at 6:30 pm. Dianne Gasc will send out another reminder and ask for suggestions for topics for discussion.

IRS Old Payroll Issues: Eileen Feiertag wanted the Board to know she received two (2) communications from the IRS asking for approximately \$38,000 regarding the 2004 and 2005 payroll issues. Eileen will resend letters to the IRS.

NEW BUSINESS:

Political Signs: The Board discussed the possibility of a motion to regulate the posting of political signs. As per the MGMA documents the posting can only be accomplished by the resident submitting an ARC application.

Wheelchair Access to the Main Pool: Eileen Feiertag called Lisa Magill at Becker & Poliakoff and asked if the Association pool is "public" under the ADA. ADA applies to public pools and FHA (Fair Housing Act) applies to private

pools. As long as our HOA pool use is limited to owners and guests of owners, the ADA pool requirements will not apply. She said that under the FHA if the homeowner wanted to install the lift at their own expense the Association would have to allow the installation as permitted. This issue is being left alone based on legal opinion.

Replacement of Water Heater:

Motion made by Max Mollohan to ratify the expenditure of \$1,842.89 to have Buckeye Plumbing install a new water heater in the Clubhouse as per the submitted proposal.

Seconded by Charlie Larsen.

Motion carries: 7-0.

Lake Contract:

Motion made by Charlie Larsen to sign a two (2) year contract extension under the current terms with Superior Waterway Services to maintain our lakes.

Seconded by Max Mollohan.

Motion carries: 7-0.

Jeff Hmara, a Walden resident, and Craig Fialkowski, a Pinehurst resident, asked about the cancellation provision. They were told there was a 30 day out clause.

Kiddie Pool Mushroom Motor:

Motion made by Bernie Holmstock to have Living Water replace the mushroom motor in the Kiddie Pool at a cost of \$650.

Seconded by Dave Schenkelberg.

Motion carries: 6-0. Eileen Feiertag abstained.

Tallfield Associates Accounting Fee: David Schenkelberg was notified by Tallfield Associates that their monthly fee is increasing by \$50. The new monthly fee will be \$2,450.

Motion made by David Schenkelberg to approve the increase of Tallfield Associates' fee by \$50 a month.

Seconded by Maxine Yoss.

Motion carries: 7-0.

Hafer and Company's Contract:

Motion made by David Schenkelberg to extend Hafer and Company contract for two (2) years. The audit fee per year will be \$5,560, plus \$350 to prepare the required tax forms.

Seconded by Bernie Holmstock.

Motion carries: 7-0.

HOA Oversight Fee: Eileen Feiertag mentioned that in February 2014 a new HOA Bill was filed requiring that HOA's will be regulated by DBPR (Department of Business and Professional Regulation). The bill requires all HOA parcels to pay \$4 per year per unit in order to fund the new regulatory program. This will have to be incorporated into the 2015 MGMA Budget.

OPEN FORUM:

Steve Marionakis, a Fairfax resident, suggested covering the cabana poles with fabric, as it was in the past. This will be added to next month's agenda.

Jeff Hmara, a Walden resident, suggested music for the outside area around the main pool. This will be added to next month's agenda.

Loxley Wilson, a Pinehurst resident, complimented the new front landscaping.

Dora Serventi, a Wyndham resident, asked if the Board would consider extending the Okeechobee Berm fence to Crestwood Boulevard due to a recent break in at her home. Eileen Feiertag explained that Madison Green is not a fully-gated community. The fence that is being installed along the Okeechobee berm is to help preserve the landscaping. Over the years the MGMA has spent thousands of dollars to repair trampled landscaping. This fence is not being installed for security purposes. And that each homeowner in Madison Green is responsible for their own security.

ADJOURNMENT:

Motion made by Dave Schenkelberg to adjourn the meeting at 8:50 pm.

Seconded by Maxine Yoss.

Motion carries: 7-0.