

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
OCTOBER 30, 2013

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; Noreen Heelan, 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 Max Mollohan to waive the reading of the September 25, 2013 Minutes and accept the Minutes from the September 25, 2013 Board of Director's Meeting as written.

Seconded by Dave Schenkelberg.

Motion carries: 6 - 0.

Motion made by Dave Schenkelberg to waive the reading of the October 22, 2013 Minutes and accept the Minutes from the October 22, 2013 Board of Director's Meeting as written.

Seconded by Maxine Yoss.

Motion carries: 5 - 0. Max Mollohan abstained.

REPORTS:

Treasurer's Report:

Dave Schenkelberg reported on the financials for the past month: operating cash \$478,397 and reserve cash \$684,572.

Delinquencies:

As of September 30, 2013, 331 units are delinquent. Of those units, 130 units owe less than one hundred dollars and 133 units are two or more quarters past due. Overall expenses are under budget by \$65,000. This number will drop over the next few months because the mulch expenses were not recorded as yet.

Dave reported we received 11 payment plan requests in October, which, is higher than normal. This increase may be attributed to the letters sent out in October to suspend these units voting privileges as per our policy. Of these 11 requests, about six or seven signed payment agreements and three units requested pay offs.

Motion made by Dave Schenkelberg to suspend the voting rights and clubhouse privileges for the 28 delinquent unit owners on list distributed to the Board, as per our policy.

Seconded by Maxine Yoss.

Motion carries: 6 - 0.

Maxine Yoss asked for an update on the 30 units that have recently been turned over to John Kinsey. Dave will report on this at the November meeting.

Property Manager Report: See attached report for details.

Committee Reports:

Government Liaison report Committee: Jeff Hmara reported that there will be a Veteran's Day ceremony on November 11, 2013 at 6:00 pm at Veterans Park. Congressman Murphy, Jess Santamaria, and Jeff Hmara will be speaking. There will be a monthly Food Truck invasion and movie night on the last Friday of the month at the Commons Park. There will be a Public Information Forum on Common Core State Standards, on Wednesday, November 20th, at 6:00 pm, in the RPBHS Auditorium. The Common Core Standards Program is likely to have a big impact on education in our schools. Jeff is asking all residents to try and attend these meetings. Jeff spoke about the FEMA Flood Maps which determines if flood insurance is required and a study will be done within two to four years as the current models are old. He also spoke about large residential developments that were proposed to be built in the Western community. So far only one has been approved. These developments will increase traffic and other things such as school needs, police, fire, etc. He is encouraging the Village to look at the development of properties together.

ARC Report: The following are the MGMA ARC activities since the last Board meeting held on September 25, 2013: The MGMA ARC Committee meetings were held on October 8 and October 22, 2013. A total of 22 ARC's were reviewed and approved by the Committee: fifteen (15) exterior painting; one (1) gutter installation; one (1) fence installation; three (3) landscaping; one (1) replacement of Village mailboxes; and one (1) pool installation.

One ARC previously approved for paint was approved for an extension.

The MGMA Property Manager has done the final inspection and approved the return of 12 ARC deposits for: six (6) exterior painting; two (2) landscaping; one (1) hurricane shutters installation; one (1) pool installation; one (1) security cameras installation; and one (1) underground propane tank installation.

Golf Liaison Committee Report: Noreen Heelan reported she has tried to be in touch with Mike Brady without success. She reached out to Todd Schoenwetter to see if he would attend our Board meeting, no response from him.

Eileen Feiertag reported she received a call from Todd Schoenwetter and he was disappointed that the residents of Madison Green were not supporting the golf course. He told Eileen that the golf course is not making money and may have to close or be sold. Noreen will invite Todd to our next meeting.

Activities Report: Noreen Heelan reported that the Adult Only Fall Fest was attended by about 40 people. There were some issues with the venue. She reported that the children's Halloween party was a success. The children were real cute in their costumes. She got a lot of positive feedback and that we will continue doing this event. Thank you to all our volunteers. Next holiday event will take place in December. The committee will meet to plan for this event.

UNFINISHED BUSINESS:

Landscaping Beautification Committee: Donna Broder reported that the west side of the berm has been completed. Winter annuals will be installed within the next two weeks. Donna will invite one of the contractors that bid on the re-landscaping of the two Okeechobee monument to the November Board meeting.

Motion made by Bernie Holmstock to approve the expenditures for the installation of the winter annuals, New Guinea, not to exceed \$2,186.75 for winter install.

Seconded by Noreen Heelan.

Motion carries: 6 - 0.

Repairs and Painting of Pavilions on Crestwood Boulevard:

Ratification of Contracts:

Motion made by Maxine Yoss to ratify the Roofing Systems contract for the repairs to the two (2) pavilions on Crestwood Boulevard and the pavilion at the poolside for \$5,200.

Seconded by Bernie Holmstock.

Motion carries: 6 – 0.

Motion made by Bernie Holmstock to ratify the Style Painting Corp contract for the painting of those three pavilions for \$6,200.

Seconded by Maxine Yoss.

Motion carries: 6 - 0.

Max Mollohan wanted to know if the manufacturer's warranty on the paint is pro-rated. Lynn Linfante will check on this for the next Board meeting.

Front Computer Gate System Repair: Completed.

American Flag and Flagpole with Lighting: Permit pending.

Trees Leaning On West Monument: Completed.

Conflict of Interest: Motion posted as required. Completed.

Treadmill Proposals: Repairs completed.

Fence on Okeechobee Blvd Berm: The Board decided that the Master's maximum contribution will be \$20,000, plus the ongoing repairs and insurance. As of right now, the fence is a recommended project for the 2014 MGMA Budget. Joe Gall, Wyndham President, will be in touch with the Wyndham Board to see if they are in agreement.

Covering of Cabana Covers at Main Pool: Nicole Johnson, Hafer and Company, stated this expense cannot come out of reserves, must be an operating expense as it does not increase the life of the Cabana. This will be re-visited for the MGMA 2015 Budget.

Deeding of Center Isle Entrance to Clubhouse: Motion by Board declined.

Painting on Okeechobee Boulevard Monuments: Deferred until 2014. The Board wants to wait until the monuments have been re-landscaped.

Indian Trails Improvement District Engineering Permit Refund: The MGMA received a \$1,100 refund from Indian Trails from the \$2,000 permit fee that was held on deposit.

Worker's Compensation Insurance: We are getting clarification on the issue of if the MGMA was being overcharged for the Worker's Compensation Insurance over the last several years. Lynn Linfante will be in touch with our agent to get the answer to this question.

Nominations from the Floor at the Annual Members Meeting: Our attorney, Mark Friedman, emailed the MGMA: He did not see in our By-Laws a procedure for nominations in advance of the annual meeting; in fact, the By-laws provide that all nominations come from the floor at the meeting. Therefore, this statutory change does not apply in your circumstance. This can be changed through an amendment to the Bylaws, if you would like.

Motion made by Dave Schenkelberg, that due to a legal interpretation from our corporate attorney, to rescind the previous motion approved by the MGMA Board on July 31, 2013 addressing nominations not to be taken from the floor on the night of the Annual meeting.

Seconded by Max Mollohan.

Motion carries: 6 - 0.

As such, the MGMA will accept nomination from the floor on the night of our Annual Members Meeting, as documented in our By-Laws.

NEW BUSINESS:

Trimming of Royal Palm Trees on Crestwood:

Motion made by Dave Schenkelberg to contract with Jason Arbor Care to trim 95 Royal Palms as described in his contract for \$2,075.

Seconded by Max Mollohan.

Motion tabled until we find out how often we need to trim these palms.

Insurance Claim Status Report: The MGMA currently has a pending insurance claim. Craig Fialkowski, a Pinehurst resident, asked how much information is the Board allowed to share with membership?

Pitney Bowes Contract:

Motion made by Bernie Holmstock to cancel Pitney Bowes contract and to look for alternatives.

Seconded by Noreen Heelan.

Motion carries: 6 - 0.

Lynn Linfante will be in touch with Joe Gall to help with the research of this issue.

Pool Pump Housing: The pool pump housing is in need of replacement and the pump will have to be replaced shortly.

Motion made by Bernie Holmstock to replace the pump and housing with a new stainless steel unit for \$3,816 and to have Living Waters do the installation, as recommended by our Property Manager, Lynn Linfante.

Seconded by Dave Schenkelberg.

Motion carries: 5 - 0. Eileen Feiertag abstained.

Flat Roof over Portico: The Stucco Styrofoam bands on the columns in front and to the rear of the Clubhouse have pin holes which causes black mold to run down the columns. Lynn Linfante reported that she was in touch with Pace, who did the last repair and was told that the elasticity of the stucco bands are thinning, which is causing this issue. The roofs are slightly pitched and rain water flows down in between the stucco and the cement. Lynn will contact Bill Kennedy with Roofing Systems to get his opinion and get back to Board next month.

Landscape Contract Extension:

Motion made by Bernie Holmstock to extend High Standards Contract to May 1, 2015 and add seasonal flowers as per the draft contract.

Seconded by Max Mollohan.

Motion carries: 5 – 0. Dave Schenkelberg abstained.

Ratification of On-going Xerox Service agreement:

Motion made by Dave Schenkelberg to renew the Xerox Service Agreement for another year.

Seconded by Maxine Yoss.

Motion carries: 6 - 0.

Gym Equipment Maintenance Contract:

Motion made by Bernie Holmstock to approve the maintenance contract with Pro Fitness for another year at the same cost as last year.

Seconded by Maxine Yoss.

Carries: 5 - 1. Noreen Heelan against.

Irrigation Time Clock:

Motion made by Dave Schenkelberg to have SBT Irrigation replace the irrigation time clock behind the east monument wall on Okeechobee, not to exceed \$340.

Seconded by Max Mollohan.

Motion carries: 6 - 0.

OPEN FORUM:

Donna Broder, an Oakmont resident, made three recommendations: 1. Have the staff have name tags. 2. Clarify the “no balls” in the pool policy. 3. Wants to set up a meeting to discuss the expansion of credit card use for the MGMA.

Craig Fialkowski, a Pinehurst resident, commented that the pools are in good shape.

ADJOURNMENT:

Motion made by Dave Schenkelberg to adjourn the meeting at 8:40 pm.

Seconded by Max Mollohan.

Motion carries: 6 – 0.