

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
December 16, 2015

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; and LoriAnn Perrone, Director. Dianne Gasc, Assistant Property Manager, also in attendance. Gary Garramone, Director, and Lynn Linfante, Property Manager, had excused absences.

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 the minutes from the Board of Directors Meeting held on November 18, 2015 and approve them as written.

Seconded by Maxine Yoss.

Motion carries: 5 - 0. LoriAnn Perrone abstained.

Motion made by David Schenkelberg to approve the minutes from the Closed Personnel Meeting held on December 1, 2015 and approve them as written.

Seconded by Maxine Yoss.

Motion carries: 5 - 0. LoriAnn Perrone abstained.

Motion made by Charles Larsen to waive the reading of the minutes from the Re-Organization Meeting held on December 8, 2015 and approve them as written.

Seconded by LoriAnn Perrone.

Motion carries: 5 - 0. Bernie Holmstock abstained.

Treasurer's Report: David Schenkelberg provided the October Financials. Bernie Holmstock asked about the liquidity rate of 6.1 times. David said it is not that significant compared to the prior quarter. Steve Feiertag clarified saying the ratio doesn't have meaning as it compares 3 months of income to only one month of expenses. The only accurate numbers are the months of March, June, September, and December. David mentioned there is another foreclosure sale set for mid-January. Charles Larsen asked the difference between a tax sale and a foreclosure. David responded that at a tax sale the property will be owned out right. David mentioned that he sent the Board an email about the lien foreclosure and asked the Board to email him with questions.

Property Manager Report: Property Manager's report was handed out. No questions were asked.

Re-affirmation of Committee Appointments and Ad-Hoc Committees:

Motion made by David Schenkelberg to re-affirm the existing members and alternate members of the MGMA ARC Committee as follows: ARC Committee Members: Marty Ross, Chairperson, Judy Masotti, and Kathi Guerzon; and ARC Alternate Members: Judy Ratka, Jessica Babcock, and Andrea Jambeck-Manweiler. And to re-affirm the Ad-Hoc Long Term Planning Committee: Bernie Holmstock, Chairperson.

Seconded by Bernie Holmstock.

Motion carries: 6 - 0.

Bernie Holmstock was asked to email the office the names of the members on this Committee.

Signatories on MGMA Accounts:

Motion made by Charlie Larsen to have the same Board members, David Schenkelberg, Bernie Holmstock, and Maxine Yoss, as signatories on MGMA accounts.

Seconded by LoriAnn Perrone.

Motion carries: 6 - 0.

New Rosenbaum Mollengarden Site Sign-In Code: David Schenkelberg said he will be sending out new sign-in codes for the new Board members. He will be in contact with Rosenbaum Mollengarden, as he has a question about sharing the code with all Board Members. In the meantime, if needed, a Board member can ask David for a temporary login.

Setting of 2016 Board Meeting Calendar Dates: Three date changes were made to the draft calendar that was presented. The following are the MGMA Board meeting dates for 2016 confirmed at this meeting: January 20th, February 17th, March 30th, April 20th, May 25th, June 29th, July 27th, August 31st, September 28th, October 26th, and November 30th. All Board meeting dates will be held on Wednesday's at 6:30 pm.

The Annual Member's Meeting will be scheduled for either: Monday, December 5th or Monday, December 12th followed by a Re-Organizational Meeting. This date is subject to change.

The Planning Meeting will be scheduled for Wednesday, December 14th. This date is subject to change.

Dianne Gasc will re-type the calendar and send to the Board, post on the website, and post in the shadowbox at the Clubhouse.

Review of Board Certification and Code of Ethics: Dianne Gasc will keep track of the Board members that have signed the Code of Ethics for 2016 and Board Member Certifications on file. Dianne will check with Allison Hertz to find out if LorriAnn Perrone's status as a licensed CAM exempts her from taking the Board Certification class. Dianne will also contact Gary Garramone about taking a Board Certification Class and the signing of the Code of Ethics.

2016 Projects and Liaisons:

The following is a list of Board Liaisons:

Storage building planning: Charles Larsen

Security cameras for tennis courts & playground: Bernie Holmstock

Parking lot re-surfacing: Gary Garramone

Lake fountain: Charles Larsen

Professional painting of the mushroom fountain in the kiddie pool: Bernie Holmstock

Landscaping & lighting: Maxine Yoss

Personnel & MGMA ARC: Eileen Feiertag

Legal & financial: David Schenkelberg

Golf Course & lakes: Charles Larsen

Activities: Bernie Holmstock

Time Sensitive Agenda Items:

Additional Roof Repair:

Motion made by Bernie Holmstock to approve Pace Roofing for additional repairs to the Clubhouse roof for \$1054.98.

Seconded by Maxine Yoss.

There was discussion of the Procurement Policy, as it states at least 2 bids are needed for services over \$1,000 and only one bid was presented.

Motion amended by Bernie Holmstock to have Pace Roofing do the roof repair for up to \$1,000.

Amended motion approved by Maxine Yoss.

Motion carries: 6 - 0.

Kiddie Pool Feeders:

Motion made by Bernie Holmstock to have Living Waters replace the two feeders (1 for pH and 1 for Chlorine) in the kiddie pool for a total of \$850.

Seconded by Maxine Yoss.

Motion carries: 6 - 0.

Dianne Gasc will contact Living Waters once Eileen Feiertag signs the contract.

Bulk TV Service Provider Workshop Date: Eileen Feiertag spoke about having a workshop independent of a regular Board meeting. This way the Board can hear from the membership and to go over the results of the survey. Steve Feiertag, Fairfax resident, mentioned the bulk cable contract is up for renewal in June 2017 and the reason for starting negotiations early is to possibly shave off time of the current contract, which could reduce the cost. The date agreed on for the workshop was Wednesday February 3, 2016 at 7:00 pm. Jeff Hmara, Walden resident, talked about making the workshop informational and to include vendors. Lynn Linfante will be in contact with 2 or 3 bulk vendors, asking them to each give a five minute presentation and each answer five minutes of questions at the workshop.

Madison Green Newsletter: Eileen Feiertag received an email from Joe Gall regarding his newsletter. Joe may not continue with the newsletter due to the mailing expense. Eileen asked the Board if they wanted to reach out to the Villages to help with distribution of the newsletters.

Motion made by Bernie Holmstock to reach out to the Villages to ask for volunteers from each Village to deliver the newsletters.

Seconded by Maxine Yoss.

Motion carries: 6 - 0.

Maxine Yoss volunteered to deliver the newsletters in Ashford Village and Eileen Feiertag volunteered for Fairfax Village. A suggestion from Carolyn Hmara, Walden resident, was not to leave a newsletter if a lockbox is on the door. The newsletters will be delivered by Joe Gall to the Clubhouse and each Village volunteer would be contacted by the MGMA Office that the newsletters were at the Clubhouse.

Annual Closed Attorney Meeting: David Schenkelberg asked if the Board wanted him to contact Rosenbaum Mollengarden to address the Board at a Closed Legal Meeting with re-assessing our collections policies or any general questions the Board may have in regard to specific Unit questions.

Motion made by LoriAnn Perrone to forgo the annual Closed Legal Meeting.

Seconded by Bernie Holmstock.

Motion carries: 6 - 0.

OPEN FORUM:

Jeff Hmara, VRPB Councilman, asked if the Board wanted to continue with the local government reports as he has been giving at the monthly Board Meetings. Eileen Feiertag said that they would like to have Jeff continue with these reports.

ADJOURNMENT:

Motion made by Bernie Holmstock to adjourn meeting at 7:26 pm.

Seconded by Charles Larsen.

Motion carries: 6 - 0.

Meeting adjourned at 7:26 pm.

Respectfully submitted by:

Dianne Gasc
Assistant MGMA Property Manager

Approved on: January 27, 2016