

MADISON GREEN MASTER ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
DECEMBER 19, 2013

Eileen Feiertag, President, called the meeting to order at 6:32 pm.

Officers and Directors present were: Eileen Feiertag, President; Dave Schenkelberg, Treasurer; Maxine Yoss, Secretary; Charles Larsen Director. Dianne Gasc, Assistant Property Manager also in attendance. Bernie Holmstock and Dominic Yacovella had excused absences. Max Mollohan, Director, arrived at 6:36 pm.

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

Motion made by Dave Schenkelberg to waive the reading of the November 20, 2013 minutes and accept the November 20, 2013 minutes as written.

Seconded by Maxine Yoss.

Motion carries: 2 - 0. (Maxine Yoss and Charles Larsen abstained.)

The 2014 Board of Directors Meeting Calendar was confirmed with two (2) changes. The changes were to the September and November meeting dates.

The Board members are to make their suggested changes for the 2014 Goals and Objectives and send them to Eileen Feiertag by email. Eileen will make a new draft to include all suggested changes. The Board discussed that the main thrust for 2014 should be reducing the delinquencies and working closer with Mr. Kinsey, our collection attorney. A draft will be presented at the next Board meeting.

**REPORTS:**

Treasurer's Report: Dave Schenkelberg reported on the financials as of October 31, 2013: operating cash \$598,204 and reserve cash \$688,430. He stated that we would probably end 2013 at approximately 1% under budget.

Delinquencies: As of 10/31/2013, 425 units were delinquent with \$634,846 in past due assessments. Of this amount, 158 units are 2 or more quarterly payments past due. The Board discussed that we need a better way to track payment plans and work closer with Mr. Kinsey.

Motion made by Dave Schenkelberg to continue using Hafer Company for our 2013 MGMA Audit and pay the \$2,725 deposit at this time (50 percent of total fee).

Seconded by Maxine Yoss.

Motion carries: 4 - 0. Charles Larsen abstained.

**Re-affirmation of Committee Appointments:**

Motion made by Dave Schenkelberg to reaffirm the ARC Committee: Judy Ratka (Chairperson), Judy Masotti, Martha Ross and Marc Oliveri, as an alternate.

Seconded by Charles Larsen.

Motion carries: 5 - 0.

Board Liaisons for Workshop Groups:

Maxine Yoss – Landscaping

Bernie Holmstock – Activities

Charles Larsen – Lakes and Golf Course

**TIME SENSITIVE AGENDA ITEMS:**

Ratification of Board Approved Expense:

Motion made by Dave Schenkelberg to ratify the expenditure for trimming of 64 royal palm trees for \$1,599.36 to Jason's Arborcare Services.

Seconded by Maxine Yoss.

Motion carries: 5 - 0.

The Board will discuss in the future the possibility of the continuation of the trimming of the royal palm trees. Steve Feiertag, a Fairfax resident, asked the Board not to make non-emergency decisions by email.

MGMA Insurance Renewal and Report: Dave Schenkelberg reported on the insurance meeting held with Lorraine Carrio, our insurance agent from Corporate Insurance Advisors. Bernie Holmstock also attended that meeting. Dave reported on the changes that were recommended at the meeting. The coverage for the recreational courts was deleted. Hazard insurance for fencing to be installed on Okeechobee Blvd. will be added and an increase to our bond policy amount (currently \$150,000) will be raised to one million dollars. Dave clarified that our liability insurance coverage is in two separate policies totaling \$50 million. It is less expense to do it this way. Dave recommended that that we can pay our 2014 in a lump sum rather than monthly payments, which would save about \$1,300 in interest. The 2014 premium reflects a 3% increase over 2013. Motion made by Dave Schenkelberg to approve the payment of \$61,656.71 for 2014 insurance to Corporate Insurance Advisors with the recommended changes to our policy.

Seconded by Maxine Yoss.

Motion carries: 5 - 0.

Crestwood Median Issue:

Motion made by Dave Schenkelberg to have High Standards remove the philodendrons and sod the area on the median by Saybrook Village for \$300.

Seconded by Maxine Yoss.

Motion carries: 5 - 0.

Basketball and Tennis Lights: Dianne Gasc reported that all of the tennis and basketball court lighting is working. She said the new electrician, Castillo Electric, repaired 5 light poles and changed the location of the fuses to the top of the poles in December. Castillo recommended that all of the fuses should be re-located to the top of the poles. The Board would like to know more about why the fuse location is important to the life of the lights, especially since future replacement of those fuses place high on the pole will incur a larger expense then keeping the fuses within reach.

Okeechobee Fence Agreement: A draft of the agreement between the MGMA and Wyndham Village was discussed. Motion made by Dave Schenkelberg to revise the MGMA's monetary contribution to 75 percent of the total of the installation expenses for the Okeechobee fence project not to exceed \$20,000.

Seconded by Max Mollohan.

Motion carries: 5 - 0.

A revised draft agreement will be presented at the next Board meeting. We will also ask for a volunteer to reach out to the West Palm School Board to look into changing the location of the bus stop on Okeechobee Boulevard along the Okeechobee berm along Wyndham Village.

Pavers on Entrance Driveway: The Board would like Lynn Linfante, Property Manager, to get two more bids for the paver repair on the Clubhouse entrance driveway.

Incoming Board Correspondences: Maxine Yoss read a Christmas card we received from Martha Webster and an email received from Charlotte Ramsey, a Pinehurst resident, stating that she appreciated the work done by the 2013 administration. She also distributed an article from the Palm Beach Post on "new" laws regarding the HOA's.

Retainer for 2014 Becker and Poliakoff:

Motion made by Maxine Yoss to pay the 2014 \$200 retainer for Becker and Poliakoff, which gives us discounted rates for certain legal issues and the preparation of the annual meeting packet.

Seconded by Charles Larsen.

Motion carries: 5 - 0.

Eileen Feiertag will check on the other benefits of the retainer.

**OPEN FORUM:**

Steve Feiertag, a Fairfax resident, talked about having a policy of not allowing MGMA staff, contractors, vendors, volunteers, etc. to carry arms while on MGMA property. He reported on a resident of another community that was shot during a meeting and successfully sued that association for a very large amount. Fairfax Village is reaching out to their attorney to see what the legal implications are with this issue.

**ADJOURNMENT:**

Motion made by Maxine Yoss to adjourn the meeting at 8:25 pm.

Seconded by Max Mollohan.

Motion carries: 5 - 0.