

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
February 17, 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; and Gary Garramone, Director. Lynn Linfante, Property Manager, and Dianne Gasc, Assistant Property Manager, were also in attendance. LoriAnn Perrone, Director, arrived at 6:35 pm.

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

Motion made by David Schenkelberg to waive the reading of the minutes from the Board of Directors Meeting held on January 27, 2016 and approve them as written.

Seconded by Maxine Yoss.

Motion carries: 5 - 0. Bernie Holmstock abstained.

Treasurer's Report: There was no report at this meeting as the financials were not ready at this time and will be available at the next meeting.

Dianne Gasc reported of the 22 units that were suspended at the January 27th meeting, 9 units have paid in full, 12 units have outstanding balances, and 1 unit had an estoppel requested.

Property Manager Report: Property Manager's report was handed out. Lynn Linfante informed the Board that she received correspondence from AT&T that the company would be doing fiber installation in our Community. She reported that the workers will have ID's and branded clothing. Homeowners will be notified via door hangers.

Government Liaison: (Given later in the meeting, as Jeff Hmara arrived late.) Jeff Hmara, VRPB Councilman, gave a Village update. There is an election on March 15th and he encouraged everyone to vote. There will be a Candidate Forum at the Village Hall on February 22nd from 7-9 pm. He spoke about the West Fest which will be February 26-28th at Commerce Park. He also talked about the construction on Crestwood Boulevard and the drainage work that will be done and the addition of a bike lane.

ARC Committee Report: The following are the MGMA ARC activities since the last report given on January 27, 2016: The MGMA ARC Committee meetings were held February 2 and 16, 2016. A total of 22 ARC's were reviewed and approved by the Committee: 4 for exterior painting; one pool installation; 5 for landscaping; 3 screen enclosures; one irrigation pump replacement; one satellite dish; one gutter installation; one hot tub installation; 2 fence installations; and 2 door replacements.

The MGMA Property Manager has completed the final inspection and approved the return of 8 ARC deposits for: 3 exterior paint projects; one solar panel installation; one screen enclosure; one for landscaping; one for security cameras installation; and one satellite dish installation.

A total of \$1,000 from ARC deposits were forfeited, either because of ownership change or the homeowner never submitted a final inspection for the return of their deposit within one year.

Golf Course: Charles Larsen said the Palmetto palms have been trimmed by the Golf Course on the northwest corner of the golf course located on Crestwood Boulevard.

Lakes: Charles Larsen reported he is working with 6 companies for the fountain project and will have recommendations for the next Board meeting. He reported that the companies are bidding on various combinations of the project. Lynn Linfante will email the Board different varieties of fountains.

Activities: Bernie Holmstock reported the next event is Spring Fling scheduled for Saturday March 26th and volunteers are urgently needed. We will reach out to homeowners asking for high school students that need community volunteer hours. Bernie asked that we send thank you notes to those that volunteer. Dianne Gasc told the Board that this has been done for many years.

Landscaping: Maxine Yoss said there was nothing to report. Bernie Holmstock asked about the status of the seasonal flowers. Lynn Linfante reported that it is still too early, however, she will be meeting with Maxine and High Standards to discuss the seasonal flowers and will inform Bernie of the date as he indicated that he wants to be involved.

MGMA Long Term Plan: Bernie Holmstock said they will be getting together next month. He also mentioned to the Board about replacing some of the old sign poles with decorative ones. Eileen Feiertag suggested that Lynn research pricing for the 2017 Budget.

UNFINISHED BUSINESS:

Lighting Project:

Clubhouse Lighting: Lynn Linfante told the Board that the front entrance lighting is coming along and should be completed by Friday.

TV Bulk Provider: Eileen Feiertag reported that the workshop was well attended. There were about 50 people, everyone had an opportunity to speak and there were great ideas. There were 5 volunteers for the committee. Lynn also said that Joe Gall could not make tonight's meeting, but was interested in being part of the committee.

Motion made by Bernie Holmstock to establish an Ad-Hoc Bulk Provider Committee.

Seconded by LoriAnn Perrone.

Motion carries: 7 – 0.

Motion made by David Schenkelberg to accept the following volunteers for the Ad-Hoc Bulk Provider Committee:

Michael Axelberd, Steve Feiertag, Joe Gall, Joseph Rios III, Pierre Rodriguez, and Joey Sosa.

Seconded by Bernie Holmstock.

Motion carries: 7 – 0.

The Committee will appoint a chair. David Schenkelberg will be the Board Liaison. Eileen Feiertag reminded the Board that these Committee meetings will be open to all homeowners and those in attendance will be able to speak and share their ideas. The results of the survey will be provided to the Committee. Once the Committee has a recommendation, they will report to the Board for action.

Village Maintenance Assignments: Dave Schenkelberg stated that the Villages (Fairfax, Oakmont & Saratoga) have received the Assignment and Maintenance Agreements prepared by Allison Hertz, Rosenbaum Mollengarden, and we are waiting for edits or signed agreements from each of the involved Villages.

Village Deeding: David spoke about deeding of all Village streets, monuments, and property. David said that Allison Hertz sent a letter on February 10, 2016 to Minto regarding this issue and has a conference call scheduled for Friday. Minto understands the situation and wants to resolve this issue. David will have more updates next month.

Palm Tree Evaluation: Lynn Linfante said that Mr. Murray emailed her February 10th, however she is still waiting for his report and invoice.

Palm Tree Trimming: Completed.

Madison Green Newsletter Mailing: Eileen Feiertag said we will try the newsletter delivery for one more month to see if it is successful. All the volunteers from each of the participating Villages have picked up their copies except for one.

Board Update: Code of Ethics/Board Certification: Gary Garramone said he will be attending a Board Certification tomorrow. All other Board members have complied with the regulations.

Procurement Policy Revised: The policy has been posted.

Tile and Grout Cleaning: Completed.

Board Liaison Definition: The definition has been posted.

Royal Palm Tree Chemical Treatment: Completed.

Pool Heater Repair:

Eileen Feiertag stated there was a tabled motion made by Dave Schenkelberg from last month's meeting for pool heater repair. Motion made to approve the expense of \$721.86 to repair one pool heater by G & F Manufacturing, Inc.

Lynn Linfante had been asked to get pricing on a replacement heater. She reported that a replacement would cost approximately \$3,500 with a ten-year warranty. She also recommended replacing the heater with a dual heating/cooling unit when the time comes for replacement. The cost would be approximately \$3,900.

The tabled motion was amended by David Schenkelberg to go with Cool Environment Corp to repair one pool heater for \$475.

The amended motion was accepted by Maxine Yoss, who originally seconded the original motion.

Motion carries: 7 – 0.

Charles Larsen requested the pool heater repair expenses be tracked and we should look into replacing a heater if that unit has lots of problems.

Paver Repair at the Pavilions:

Motion made by Charles Larsen to spend no more than \$200 for Get Wet Pools to repair the pavers at the pavilions on Crestwood Boulevard as recommended by the Property Manager.

Seconded by Maxine Yoss.

Motion carries: 7 – 0.

Website Update & Back Up: Eileen Feiertag said the contract was signed and a deposit was given.

Ratification of Plumbing Repair to Outside Water Fountain:

Motion made by Bernie Holmstock to ratify the expense of \$414.87 for plumbing repair to the water fountain located by the tennis courts.

Seconded by Charles Larsen.

Motion carries: 6 – 0. David Schenkelberg abstained.

NEW BUSINESS:

Holiday Clubhouse Hours: Dianne Gasc presented the Board with a recommendation of Clubhouse Holiday hours.

General Clubhouse Holidays Hours, which includes Memorial Day and Labor Day (unless listed below):

7 am – 8 pm. Easter Sunday: 11 am – 4 pm. Independence Day (July 4th) – Normal opening for this day of the week until 5:00 pm. Thanksgiving Day: Clubhouse is closed. Christmas Eve Day: Normal opening for this day of the week until 4:00 pm. Christmas Day: Clubhouse is closed. New Year's Eve Day: Normal opening for this day of the week until 4:00 pm. New Year's Day: 9:00 am – 5:00 pm.

Bernie Holmstock stated he would like to see the Clubhouse open on Thanksgiving and Christmas Days and to expand the New Year's Day hours. The remainder of the Board were in agreement with the staff recommendation presented.

Motion made by David Schenkelberg to accept the recommendation of the Management for the Clubhouse Holiday hours.
Seconded by Maxine Yoss.
Motion carries: 7 – 0.

ARC Recommendation for Exterior Color Chart: Marty Ross reported that the Committee is not recommending any changes to the MGMA Color Chart. She said there was one homeowner that wanted a paint change, but that his request was incomplete. The Homeowner was asked to attend an ARC meeting, and failed to do so.

Additional Roof Leak Over Kiddie Room:

Motion made by Charles Larsen to hire Roofing Systems for \$950 to repair the roof over the kiddie room.
Seconded by Maxine Yoss.
Motion carries: 7 – 0.

Basketball Backboard:

Motion made by Bernie Holmstock to proceed to replace the backboard to include shipping, tax, and labor, not to exceed \$1,300.
Seconded by LoriAnn Perrone.
Motion carries: 7 – 0.
Lynn is to provide the Board with information on two vendors for the cost of this project.

Golf Cart Repair:

Motion made by David Schenkelberg to ratify the expense of \$392.20 to repair the golf cart.
Seconded by Charles Larsen.
Motion carries: 7 – 0.

Charles reminded the Board that the MGMA decided to hold off purchasing a replacement until we have an enclosed storage unit to house the cart.

Gym A/C Thermostat: Eileen Feiertag reported the thermostat for the gym has not been functioning properly due to a programming issue. She re-programmed the thermostat and the issue has been resolved.

OPEN FORUM:

Charles Larsen mentioned that the gutters, curbs, and sidewalks in front of the Clubhouse entrance are very dirty. Lynn Linfante will get pricing from pressure washing vendors and report back to the Board.

ADJOURNMENT:

Motion made by David Schenkelberg to adjourn meeting at 8:01 pm.
Seconded by Garry Garramone.
Motion carries: 7 – 0.

Meeting adjourned at 8:01 pm.

Respectfully submitted by: Lynn Linfante, Property Manager

Approved on: March 30, 2016