

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
JANUARY 23, 2013

Eileen Feiertag, President, called the meeting to order at 6:30 pm.

Officers and Directors present were: Eileen Feiertag, President; Dave Schenkelberg, Treasurer; Maxine Yoss, Secretary; Max Mollohan, Director; Noreen Heelan, Director; Jason Stanckiewitz, Director. Bernie Holmstock, Vice President was excused for this meeting. Lynn Linfante, Property Manager and Dianne Gasc, Assistant Property Manager, also attended.

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

Motion made by Maxine Yoss to waive and accept the Minutes from the December 20, 2012 Meeting as corrected by Dave Schenkelberg to remove the second sentence (Of that amount, \$66,473 has been turned over to the MGMA.) under Financials and by Jason Stanckiewitz to correct the vote on page 3 under ARC Committee indicating that Jason voted "no" on the ARC Committee motion.

Seconded by Noreen Heelan.

Motion carries 6-0.

REPORTS:

Treasurer's Report:

Dave Schenkelberg reported as of December 31, 2012 the Operating Cash account was at \$409,545 and Reserves Cash account was at \$649,181. Overall expenses are under budget by \$27,998. Dave Schenkelberg reported that there may be a small adjustment to these numbers due to the end of the year statement. John Kinsey has collected \$62,973 in the last five months.

Delinquency Status: Current month Delinquent assessments are \$555,068.

Property Manager Report: See attached report.

Committee Reports:

Government Liaison Committee Report: Jeff Hmara reported on the community. There will be a Citizen Summit at the RPB Cultural Center on April 11, 2013 at 7 PM for citizens to give their input on the goals and plans for the Village of Royal Palm Beach. He reminded everyone to vote on March 12, 2013. Commons Park Grand Opening is now scheduled for March 23, 2013. Next Council Meeting is scheduled for February 7, 2013. The old Crestwood Waste Treatment site was tabled until after the election, discussion will be residential vs. commercial.

ARC: Dianne Gasc reported the following: the MGMA ARC activities since the Board Meeting held on November 28, 2012: MGMA ARC Committee meetings were held on December 4 and 18, 2012 and on January 8 and 22, 2013. A total of 27 ARC's were reviewed and approved by the Committee: Exterior Painting (20); Landscaping (3); Fence (1); Screened Patio (1); and Play sets (2). The MGMA Property Manager has completed the final inspections and approved the return of 15 ARC deposits for: Exterior Painting (7); Landscaping (3); Awning (1); Lighting (1); Security Cameras (1); and Pool Pump (1). One prior MGMA ARC project was cancelled.

Privilege Suspension Committee: Steve Feiertag reported that fifty four (54) homeowners were sent letters. Out of the 54 letters, 32 of these homeowners made payments in full and 22 homeowners were suspended at the Suspension Committee Meeting January 16, 2013. The next Privilege Committee meeting will be April 17, 2013. He then asked the Board to reinstate Liz Shaffer as a permanent committee member.
Motion made by Noreen Heelan to reinstate Liz Shaffer.
Seconded by Maxine Yoss.
Motion carries 6-0.

Indian Trails Improvement District: Eileen Feiertag reported Indian Trails will be installing a telemetry device at one of the lakes north or south of Fairfax. The choice of location will be dependent on the most convenient location for the installation. Two structures will be installed, a 24 foot (diameter) pipe which will be installed near the cement gate which protrudes above the water level and a 20 foot antenna which will be located in the fenced in area currently located on the edge of the lake. This is to be completed by the end of February. Mr. Henry Shaw, Chief Engineer, informed us that our lakes can handle a 9 to 10 inch rain event. We asked him to find out who is responsible for maintaining the drains located in each of our individual Villages.

Golf Club Liaison Committee: Noreen Heelan reported she met with Mike Brady and went with Mr. Brady around the Golf Course. She spoke about some of the MarBar specials and upcoming events. There is a possibility that the Golf Course may be hosting LPGA Classics in February 2014.

Landscape Contract Committee: Maxine Yoss reported on the landscaping contract bid process and timeline.

UNFINISHED BUSINESS:

Clubhouse Parking Lot Hedging: Completed.

Wind Screen for Tennis Court: Completed.

Elliptical Replacement: Completed.

Landscaping Status Report:

Removal of plantings by the Tennis court entrance and Repair of Holes: Completed.

Front Entrance Monument: Pending.

IRS Payroll Issue: Eileen Feiertag reported that the MGMA received correspondence from the IRS for Form 941 for March 2005 and they will get back to us.

Repair Windows in Gym, Kiddie Room, and Exterior Columns:

Motion made by Dave Schenkelberg to go forward with "The Trim Package" for \$24,920 to correct the water damage in the Kiddie Room and the Gym, to have the north and west side of the grounds surrounding the Clubhouse re-pitched, to repair the exterior Columns, and paint the exterior of the Clubhouse as per the contract based on Property Manager's recommendation.

Seconded by Max Mollohan.

Motion carries 5-0.

Maxine Yoss abstained.

Dave Schenkelberg requested to have a mold and air quality test done in the Kiddie room and the Gym before the work is started, as per the request of Dom Yacovella, Walden resident. Noreen Heelan requested that the warranty for work to be completed is included in the contract. Eileen Feiertag requested that the contract indicate that the cost of the paint is included in the price of the contract. Eileen Feiertag thanked Charlie Larsen for his continued efforts on this project.

Playground Surface and Shade Cover: The contract for the shade cover has been signed and the Property Manager reported that it may take about 8 to 10 weeks to receive the permit. The shade work will take about a week to install and once that work is completed the artificial grass installation will begin. The Property Manager will be working with both companies. The shade work should start around the middle of March.

Bubblers and Fountains: Lynn Linfante, Property Manager, and Charles Larsen were asked to identify the scope of the work and an informational packet to be emailed to the Board well in advance of next month's Board meeting for review.

Renewal of Annual Retainer for Becker and Poliakoff Corporate Attorney: Max Mollohan agreed to call the attorneys listed on the spreadsheet that Eileen Feiertag provided and to get answers to three questions. We will hold off sending in the annual retainer to Becker and Poliakoff. One of the issues raised was that most attorneys want to handle collections. David Schenkelberg will be in touch with Mr. Kinsey to discuss the issues we have with his handling of our collections. It was pointed out the Kinsey's fees to the homeowners are far below most of the other attorneys in our area. The Board would like to see the procedures and policies for our collection decisions written in one document.

Spa PH Controller:

Motion made by Maxine Yoss to hire CES to replace the Spa PH Controller.

Seconded by Noreen Heelan.

Motion failed: 1 (Maxine Yoss)-5.

Board decided it was not a necessary expense as Fred Rios has been testing and treating the spa. This issue will be revisited in six months.

Documents for Board for Signing: Dianne Gasc reported that the "Code of Ethics" and the "Board of Director's Statement" has been signed by all Board Members except Max Mollohan.

Calendar Motion For Approval:

Motion made by David Schenkelberg to accept the 2013 Board of Director's Meeting Calendar.

Seconded by Noreen Heelan.

Motion passes 6-0.

2013 MGMA Board of Directors Goals and Objectives:

Motion made by Noreen Heelan to approve the 2013 Board of Directors Goals and Objectives.

Seconded by Maxine Yoss.

Motion passes 6-0.

Main Pool Leak and Surface Staining: Lynn Linfante reported that the leaks were repaired and commented on a stain remover called Jack Magic. Lynn is waiting for the cost of this preventive stain remover and will have the pricing for the next Board meeting.

NEW BUSINESS:

Lake Maintenance Contract:

Motion made by David Schenkelberg to sign the contract with Superior Waterways Service, Inc. as per our Property Manager's recommendation for \$4,150 per month.

Seconded by Maxine Yoss.

Motion carries 5-1 (Noreen Heelan voted no).

Lynn Linfante reported that we have five lakes that need work. The contract did not address skimming. Lynn will go back to Superior and have this issue addressed. She will also talk to them about slightly reducing the

monthly fee. Lynn reported that their fee for adding grass eating carp will be \$2,000 instead of the \$4,000 that we have paid in the past.

Treating Royal Palm Tree Bug:

Motion made by Noreen Heelan to accept the bid from Deluxe Lawn and Pest Management not to exceed a total cost of \$1998 based on Property Manager's recommendation.

Seconded by Maxine Yoss.

Motion passes 6-0.

Jason Stanckiewicz reported that he knew a pest control company that could do the Royal Palm deep root injection for less, \$15 per tree. Providing this pest control company has the proper credentials and insurance, the price is lower, and the warranty period is longer than 30 days, the Board approved using this vendor instead of Deluxe.

Posting at Front Desk for Lost Pets:

Motion made by David Schenkelberg to allow lost pet posting at the front entrance of the Clubhouse for a period of one week after posting.

Seconded by Jason Stanckiewicz.

Motion passes 6-0.

Size of Board: Eileen Feiertag reported that the By-Laws (Section 4.1) addressed the issue of Board size: not less than three, no more than nine, exact number determined from time to time upon majority vote of the existing Directors.

Committee Appointments Documentation: Eileen Feiertag reported that the By-Laws (Section 4.14) stated the Board may by resolution also create other committees and appoint persons to such committees....

Corporate Insurance Report: Tabled until March. Jason Stanckiewicz recommended that we identify major items to be covered and pay smaller things out of reserve.

Conflict of Interest in Staffing:

Motion made by David Schenkelberg that from this point forward, if a dwelling unit owner or the spouse of a dwelling unit owner is serving as a MGMA Board of Director, no one from that elected Board member's immediate family may be hired by the MGMA. If an immediate family member is currently employed by the MGMA and a dwelling unit owner or the spouse of a dwelling unit owner of that immediate family member runs for the MGMA Board, and is successful, the employee in question will be terminated. Immediate family member is defined as spouse, significant other, child, parent, or sibling.

Seconded by Jason Stanckiewicz.

Motion carries 5-0, with Max Mollohan abstaining.

The Board ask to check with the attorney if we can make this motion retroactive.

Open Forum:

Donna Broder, Oakmont resident, wanted to know if MGMA could keep the Clubhouse open on Thanksgiving, Christmas, and New Year's Day? It will be placed on the agenda for the February meeting.

Donna Broder, Oakmont resident, was unhappy that Max Mollohan was unwilling to sign the "Code of Ethics" and asked Max to step down from serving on the Board. Charlie Larsen, Walden resident, agreed with Donna. Steve Feiertag, Fairfax resident, commented that Max was properly elected by the residents and even though he did not sign the Code of Ethics, Max was bound by them. Max Mollohan respectfully requested that the follow be included in the minutes: Jason said to Max - you need to sign the Code of Ethics or resign from the board- and Nadine said to Max - it would be better for your family if you resign. Jason Stanckiewicz's clarification: "I stated

to Max 'If you are unwilling to sign the code of ethics, then I am asking that you step down from the Board.'”
Noreen Heelan's clarification: "I did say that Max should discuss with his family and do what was right.
Again - please adjust if the Nadine is me."

Charlie Larsen, Walden resident, wanted to know the breakdown of votes each candidate received at the 2013 Board Election. Eileen Feiertag asked the Board if they wanted to have this information announced.

Motion made by Jason Stanckiewicz have the breakdown of the votes read.

Seconded by Dave Schenkelberg.

Motion passes 6-0.

Dianne Gasc, Assistant Property Manager, and Joe Gall, Wyndham resident, retrieved the sealed envelope from the safe, opened and read the total counts for each of the ten candidates: Eileen Feiertag - 186; Gary Garramone - 57; Noreen Heelan - 246; Bernie Holmstock - 188; Charlie Larsen - 121; Max Mollohan - 164; Steve Rademacher - 102; David Schenkelberg - 187; Jason Stanckiewicz - 216; and Maxine Yoss - 230.

ADJOURNMENT:

Motion made by David Schenkelberg to adjourn at 10:05 pm.

Seconded by Jason Stanckiewicz.

Motion carries 6-0.