

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
JANUARY 29, 2014

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

Officers and Directors present were: Eileen Feiertag, President; Bernie Holmstock, Vice President; Dave Schenkelberg, Treasurer; Maxine Yoss, Secretary; Charles Larsen, Director and Dominic Yacovella, Director. Dianne Gasc, Assistant Property Manager, and Lynn Linfante, Property Manager, also in attendance. Max Mollohan, Director, was excused.

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 December 2, 2013 minutes and approve them as written.
Seconded by Maxine Yoss.
Motion carries: 6-0.

Motion made by Maxine Yoss to waive the reading of December 19, 2013 minutes and approve them as written.
Seconded by Charlie Larsen.
Motion carries: 4-0. Dominic Yacovella and Bernie Holmstock abstained.

REPORTS:

Treasurer's Report: Dave Schenkelberg reported on the financials from November 30th and December 31st. The December numbers are tentative, as there may be some year-end changes.

Delinquencies: Dave reported that the expenses were basically under budget due to a mistake by Comcast in their billing in 2013 (now corrected), not going ahead with the fountain project (due to projected cost overruns), but this was offset by increases in repairs and maintenance (\$12,000) and fertilizing and pest control (\$10,000).

Out of the 345 units delinquent, 155 units owed under \$100. Dave requested that this issue be put on the agenda for the next meeting. Dave mentioned that there was money that came in around January 2, 2014 that is not reflected on the December report.

Motion made by Dave Schenkelberg to suspend voting and clubhouse privileges for 21 homeowners on the presented list.
Seconded by Bernie Holmstock.

Motion carries: 6-0.

Steve Feiertag, resident of Fairfax, requested to have a report at the next meeting of how many of these homeowners have paid, once they receive notification by mail.

Charlie Larsen had several questions regarding the fees the Association paid to Mr. Kinsey and why on the balance sheet the reserve interest amount was so high. Dave explained that Mr. Kinsey's fees are very reasonable to the homeowners and the reserve interest was the total amount of interest received from the conception of the account.

Guest Speaker: Sal Ceraulo from Universal Landscaping Inc. was present to answer the Board questions. He explained that the height of the flagstone wall would not interfere with the ability to read the Madison Green monument signs. He will be utilizing some of the existing plants and adding some new planting that have longer lives. He will be changing the slope and pitch to help with the draining, so the plants will thrive, as there is not much direct sunlight. He will use plants that have color in the leaves, so we will not have to plant as many annuals. The river rocks are 1" to 3" thick. He will be installing a flagstone rock wall, height to be between 4" to 16", and it will have mortar and mesh in between the layers of stone. He suggested that the Board consider updating the lighting in this area. George Salas, a resident of Pinehurst, recommended using the darker color for the flagstone.

PROPERTY MANAGER REPORT: See attached report.

COMMITTEE and WORKSHOP GROUPS REPORTS:

Government Liaison Report: Jeff Hmara reported that there are three open seats in the upcoming 2014 Village of Royal Palm Beach elections. The Village of Royal Palm Beach will have a candidate forum on February 18, 2014 at the Village Hall from 7:00 to 9:00 pm. He reported that FEMA is still working with the local delegation and to remember to read the local papers and the updates he is sending out. Eileen Feiertag pointed out that Jeff was sending very complete updates via email and encouraged those that are not receiving them to give Jeff their email address. She asked Jeff to provide written copies of the report for distribution at the Board meetings.

ARC Report: The following are the MGMA ARC activities since the Board meeting held on October 30, 2013: The MGMA ARC Committee meetings were held on November 12 and 26, 2013, December 10 and 20, 2013, and January 7 and 21, 2014. A total of 47 ARC's were reviewed and approved by the Committee: thirty six (36) exterior painting; three (3) landscaping; two (2) pavers installation; one (1) coach lights installation; one (1) satellite dish installation; one (1) awning installation; one (1) generator installation; one (1) sliders installation; and one (1) antenna installation.

The MGMA Property Manager has completed the final inspection and approved the return of 38 ARC deposits: twenty eight (28) exterior painting; two (2) landscaping; two (2) fence installation; one (1) garage door installation; one (1) satellite dish installation; one (1) generator installation; one (1) coach lights installation; one (1) awning installation; and one (1) gutters installation.

We will be mailing our letters in April to people who have not requested their ARC deposits as per the Board approved procedure, if they are still current homeowners. The ARC Committee will decide on a date to look at exterior paint color recommendations made by the homeowners, as per the Board procedure.

Golf Course Liaison Report: Charlie Larsen reported that there are currently no issues with the Golf Course. He reported that the Golf Course has been getting a lot of play.

Activities Report: The Activities volunteers will meet in February to start planning for the Spring Fling Event in April.

UNFINISHED BUSINESS:

Trimming of Royal Palms on Crestwood Blvd: Completed.

Pool Pump and Housing Replacement: Completed.

MGMA 2014 Insurance Renewal: Completed

Pitney Bowes: Contracted cancelled and equipment returned. The Association has purchased a postal scale.

Holiday Lighting: Current contract cancelled. Lynn Linfante will look into other companies for 2014. Charlie Larsen suggested that the Master join with each of the Villages that put up lighting to get a better price. Eileen Feiertag responded that this can be discussed at the next Village President's Workshop. George Salas, a Pinehurst resident, wanted to know why the lights were not on most of the time. Lynn Linfante explained that there were issues with the breakers getting wet.

2014 Board Meeting Calendar: Completed.

Painting of Okeechobee Monuments at Crestwood: Deferred until later in 2014.

Landscaping Beautification:

Motion made by Bernie Holmstock to approve "Georgia Sunset" as the color of the flagstone at the entrance monuments at Okeechobee and Crestwood Boulevards.

Seconded by Maxine Yoss.

Motion carries: 6-0.

Donna Broder talked about removing dead bushes in the parking lot. She claimed they are still healthy and we should only add new bushes where needed. She reported that Eddy is no longer bidding on the proposal for removing and grinding down the roots around the Royal Palms in the front circle of the clubhouse, mulching in March, and tree removal behind the monuments walls at Okeechobee and Crestwood Boulevard will be addressed once the landscaping has begun. Donna asked the Board to have Sal do the annuals and adjust High Standards contract to reflect this and to have Lynn Linfante start looking at other landscapers for the annuals on the remaining common grounds areas.

Steve Feiertag, resident of Fairfax, thanked the Landscape Beautification Workshop volunteers for their hard work.

American Flag and Flag Pole with Lighting: Completed.

Crestwood Median Issue: Although some plants were removed and trimmed back, it still appears to be an issue. Lynn Linfante will look at the situation again.

Okeechobee Fence Agreement:

Motion made by Dave Schenkelberg to accept the draft agreement and allow the Master President and the Wyndham President to sign the Board approved agreement.

Seconded by Bernie Holmstock.

Motion carries: 6-0.

Dominic Yacovella suggested putting the reason for this action into the agreement. Once the agreement is signed, one Board member and Joe Gall will get at least one additional bid. Once a contractor is chosen, the amount of money to go into escrow from Wyndham Village will be established. Eileen Feiertag clarified which landscaping will be the responsibility of the Master and which is the responsibility of Wyndham.

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.

Flat Roof Over Porticos: As there is a continuation of "black" staining the columns, Lynn Linfante called Pace, the contractor that did the original repair. They told her that their work was done correctly and we should have a yearly maintenance agreement. Lynn called Mr. Bill Kennedy, Roofing Systems of Florida, to look at the area. Mr. Kennedy gave the Board a "repair proposal".

Motion made by Maxine Yoss to have Roofing Systems of Florida waterproof the upper stucco bands on the front and back porticos for \$3,000.

Seconded by Bernie Holmstock.

Motion Tabled to have the following questions answered: Charlie Larsen asked how far down does the membrane come? What is the cleaning and maintenance cover? What is the warranty?

Pavers on Driveway: Bids not completed. The Board will have to check with our Auditor to see if this is a repair or a capital item.

Tennis and Basketball Lighting: Lynn Linfante explained that the fuses and fuse holders should be located at the top of the poles due to heat factors. By having the fuses at the top of the poles, breaks an electric circuit if the current exceeds a safe level. It also interrupts excessive current so that further damage such as overheating or fire is prevented. Lynn told the Board that the replacement of the fuses must be done by a licensed electrician and our current contractor owns a scissor lift and a boom. His hourly charge is about \$110 which includes the use of his trucks.

Motion made by Charlie Larsen to complete the project of moving the fuses to the top on the rest of the polls.

Seconded by Bernie Holmstock.

Motion carries: 4-2. Eileen Feiertag and Dave Schenkelberg voted against.

Code of Ethic and Certification: Dianne Gasc reported that all Board members have signed the Code of Ethics and two Board members will be attending a certification class in February. The other 5 (five) Board members have completed their certifications.

2014 MGMA Board of Directors Goals and Objectives:

Motion made by Dave Schenkelberg to accept the 2014 Board Goals and Objectives and post them on the website.

Seconded by Maxine Yoss.

Motion carries: 6-0.

MGMA Insurance Claim: Eileen Feiertag reported that the claim against the MGMA has been settled by our insurance company and we have no other legal issues at this time (except ongoing collections).

NEW BUSINESS:

Evaluation of Clubhouse Holiday Hours (Thanksgiving, Christmas and New Year's Day): The attendance numbers were reviewed by the Board.

Motion made by Dave Schenkelberg to keep the Clubhouse open during these holiday days from 11:00 am until 4:00 pm.

Seconded by Charlie Larsen.

Motion carries: 5-1. Maxine Yoss voted against.

Seating Outside Clubhouse (Request by homeowner):

Motion made by Charlie Larsen to look into the cost of installing bench(es) in front of the Clubhouse entrance.

Seconded by Dave Schenkelberg.

Motion fails: 2-3. Eileen Feiertag, Dave Schenkelberg, and Maxine Yoss voted against. Dominic Yacovella abstained.

Lynn Linfante will send an email to the homeowner (Christine Yacovella, resident of Walden).

Replacement of Security Cameras: Lynn Linfante reported that three (3) of the eight (8) cameras recommended by ADT for replacement are very bad. Lynn looked into buying the cameras and then having the contractor install them. If we take this route, then we would not have an extended warranty through ADT, as there is only a one year manufacturer's warranty.

Motion made by Dave Schenkelberg to have ADT replace the eight (8) cameras listed in their contract for \$4,452. This includes the cost of the cameras, the installation, and the one year manufacturer's warranty, plus an extended warranty through ADT.

Seconded by Maxine Yoss.

Motion Carries: 5-1. Charlie Larsen voted against.

Dave reported this is a reserve item. Maxine asked "What is the \$20 quality service plan?"

Expanded Use of Credit Cards:

Motion made by Dave Schenkelberg to accept the credit card convenience fee schedule as presented.

Seconded by Maxine Yoss.

Motion carries: 6-0.

Change April Board Meeting Date:

Motion made by Dave Schenkelberg to change the April Board meeting date to Wednesday, April 23rd.

Seconded by Charlie Larsen.

Motion carries: 6-0.

Request by Martha Webster to attend the February Board Meeting: Eileen Feiertag was contacted by Martha Webster, candidate for Mayor in the 2014 Village of Royal Palm Beach election, to speak at the next Board meeting. The Board was uncomfortable in inviting her and not the other candidates. Jeff Hmara told the Board that the Village of Royal Palm Beach will be holding a Candidate Forum in February. The MGMA will send an email blast letting residents know about the Village of Royal Palm Beach Candidate Forum. A straw poll was taken by the Board not to have candidates attend and present at the Board meetings (4-2. Bernie Holmstock and Dominic Yacovella thought it would be o.k.).

Pool Drain Cover Replacement: The MGMA was reminded by a prior contractor that it is time to replace the three (3) pool drain covers as mandated by the Virginia Graeme Baker Pool and Spa Safety Act. These drain covers must be replaced every five (5) years. The last time they were replaced was in 2008. We have one bid. Lynn Linfante will get another bid for the next Board meeting.

OPEN FORUM:

Donna Broder, Oakmont resident, requested that the signs taped to the front door of the Clubhouse be removed. This has been completed.

Steve Feiertag, Fairfax resident, had three (3) topics for future Board discussion: 1. To have the Board decide if they really want to trim the Royal Palms fronds in the future as they had not been trimmed in 12 years, and even with the recent trimming, the fronds are still falling off the Royal Palms shortly after having been trimmed. 2. To have someone look into changing the location of the bus stop on Okeechobee Boulevard along the Okeechobee berm and Wyndham Village. Lynn Linfante will reach out to Marcia Andrews, Palm Beach County School Board member. 3. To have the Board discuss an agreement “to have vendors, employees, and MGMA volunteers not to bring weapons to the Clubhouse or on MGMA property while performing the MGMA tasks”.

Joe Gall, Wyndham resident and President of the Village of Wyndham, inquired about the status of 1364 Gembrook and if and when Wyndham will get their delinquent assessments paid. Dave Schenkelberg responded that the homeowner was making monthly payments to the MGMA and once the MGMA’s delinquencies have been cleared, the MGMA will pay Wyndham Village. The MGMA will pay the current quarterly assessments to Wyndham on time.

ADJOURNMENT:

Motion made by Charlie Larsen to adjourn the meeting at 9:15 pm.

Seconded by Bernie Holmstock.

Motion Carries: 6-0.