

MADISON GREEN MASTER ASSOCIATION  
BOARD OF DIRECTOR'S  
JULY 25, 2012  
MINUTES

Officers and Directors present were: Eileen Feiertag, President; Bernie Holmstock, Vice President; Dave Schenkelberg, Treasurer; Max Mollohan, Secretary; Charlie Larsen, Director; Lynn Linfante and Dianne Gasc, Property Managers also attended. Gary Garramone (6:40 pm) and Ross Shillingford (7:45 pm) attended later.

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

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

Motion made by Dave Schenkelberg to waive the reading of the June 27, 2012 Minutes.

Seconded by Charlie Larsen.

Motion carries: 5-0.

Motion made by Dave Schenkelberg to correct the June 27, 2012 Minutes to read: Treasurer's Report - "Delinquencies are up from a year ago but 120 units owe less than \$50.00"

Seconded by Charlie Larsen.

Motion carries 5- 0.

**REPORTS:**

Treasurer's Report:

Dave Schenkelberg reported on the June 30, 2012 Financials. As of June 30, 2012, the Operating Account had \$367, 927 and the Reserve Cash was \$604, 844.

Dave reported that year to date we have received \$2,150 from the rental of the patio.

Delinquency Status:

122 units owe less than \$50.00. Overall expenses were under budget by \$3,836.

Property Manager's Report:

See attached Report.

Dianne Gasc, Assistant Property Manager, that the office processed three (3) estoppels and collected \$450.

Committee Reports:

Government Liaison Committee Report:

Jeff Hmara reported:

The Royal Palm Beach Council completed the 2013 Budget Workshop, there will be no tax increases.

There will be two more Budget Meetings in September before approval. Commons Park is on track for a grand opening in October. Jeff mentioned there is 22 miles of canal and it was recently cleared of debris and algae and is looking much better. He also reported that the next meeting of the Council will be held on August 16<sup>th</sup> and aired on Channel 18. A new discount grocer is building a regional headquarters and warehouse at Okeechobee Boulevard and State Road 441. The Council is staying on top of this project.

Mr. Hmara also reminded Homeowners to vote on August 14, 2012.

ARC :

Liz Shaffer reported:

MGMA ARC Committee meetings were held on July 10<sup>th</sup> and July 24<sup>th</sup>. A total of eight ARC's were reviewed and approved by the Committee:

Five (5) Exterior Painting; One (1) Gutter Installation; One (1) Fence Installations; and One (1) Landscaping.

The MGMA Property Manager has completed the final inspection and approved the return of ARC deposits for eleven ARC projects:

Five (5) Exterior Paint; One (1) Gutter; One (1) Shutter; Two (2) Pavers; One (1) Play set; and One (1) Pool.

Privilege Suspension Report:

Steve Feiertag reported:

The Privilege Suspension Committee met on July 18, 2012. There were 28 letters mailed to Homeowners, 19 paid in full prior to the meeting, and nine (9) units were suspended at the meeting. The next Privilege Suspension Meeting will be October 17, 2012. Steve asked that Christine Yacovella be appointed as a full committee member, as Rudy Gonzalez is moving and Christine has been an alternate. Motion made by Bernie Holmstock to appoint Christine Yacovella as a full committee member.

Seconded by Charlie Larsen.

Tabled.

Indian Trails Report:

Steve Feiertag reported:

Indian Trails helps manage the water flood control and the residents pay the taxes. Steve and the MGMA group will be meeting with Indian Trails on Monday morning, July 30<sup>th</sup> to get some questions answered. The questions were submitted to Indian Trails prior to the meeting.

**UNFINISHED BUSINESS:**

Sidewalks, Curb and Gutter Cleaning:

The sidewalks should be completed by Friday, July 27, 2012.

Landscaping Status Report:

Grass Damage Pine Road: Gary Garramone is finalizing a proposal with Todd Schoenwetter to do brick pavers where grass was damaged on Pine Road. Todd was asked to have the project completed within the next month. He was also asked to have his worker not use the sidewalk between the Golf Course service area and the entrance to Palm Estates, but to use Pine Road.

Development of Landscaping Contract:

Tabled until August.

Mulching: Completed.

Replanting Project Phase 3: Completed.

Palm Tree Trimming: Completed.

Rain Sensors: Completed.

275 Saratoga Clean-Up:

Dave Schenkelberg stated that only the outside of the property will be maintained. Lynn will check the height of the grass with one Board member, as per policy, to see if cutting is needed.

Holiday Lights at Okeechobee Blvd:

Motion made by Bernie Holmstock to approve the 4 year contract with Holiday Lighting Designs for \$2,038 per year and to have Lynn get proper bidding for the installation of GFI's.

Seconded by Max Mollohan.

Motion carries 6-0.

Lynn reported that the contract may be cancelled at any point in the contract without penalty. Lynn will also be getting bids for the installation of the GFI's.

Playground Surface Replacement and Sun Shade: Tabled until 2013 Budget Meeting.

July 4th Pool Party: The event was completed successfully. Eileen Feiertag thanked the volunteers and the staff for insuring a wonderful event.

Gym Refurbishing Committee:

Jeff Hama gave an excellent detailed committee report on the equipment findings and a phased recommendation for improvements in the gym. The committee was comprised of eight (8) members and Charlie Larson, Board Liaison. The Committee recommended the replace of the Recumbent Bike (oldest equipment item and a capital asset) with a similar but more functional item, the NuStep machine. The approximate cost is \$4,800.

Motion made by Dave Schenkelberg to have Lynn Linfante get three (3) proposals for the NUSTEP machine as per the Committee's recommendation and this will come out of reserves.

Seconded by Charlie Larsen.

Motion carries 6-0.

Fountain and Bubblers:

Lynn Linfante is in the process of getting more information on bubblers, fountains and diffusers. Charlie Larson will work with Lynn to have a recommendation as to which lakes would be most helped by the installation of this type of product and which product should be used, and the approximate cost of the project.

Tabled until 2013 Budget Meeting.

Pool Service Contract: Completed.

Spraying of Royal Palm Trees: Completed.

**NEW BUSINESS:**

Irrigation Contract: Lynn Linfante will have two (2) more quotes for the next meeting. SBT's contract is up the end of August.

Spraying of White Fly:

Motion made by Bernie Holmstock to contract with Hulett Environmental Services to drench and treat 289 Coconut palms, 29 Anonidia palms, 247 Chinese fan palms in the MGMA common grounds areas for the spiraling whitefly, as per Lynn Linfante's recommendation, for a cost of \$9,040, which includes a six (6) month guarantee.

Seconded by Dave Schenkelberg.

Motion: Tabled.

The Board requests that Lynn Linfante do more research on if the spraying is necessary and then email information for the Board. If her independent research concludes that spraying is necessary, then we will go ahead with the spraying and ratified the decision at the next meeting.

Collection Attorney: Tabled pending more information.

Okeechobee Berm: Ross Shillingford reported that there are still gaps in the Okeechobee berm along Wyndham Village. Dave Schenkelberg requested Lynn Linfante draft a letter to the Wyndham residents about cutting through the berm.

Ross Shillingford gave his resignation to the Board of Directors as of tonight's night meeting.

Ross volunteered to help out with the Landscaping committee as his time permits.

Bernie Holmstock volunteered to work with Joe Gall to oversee the landscaping recommendation for the Okeechobee Berm.

Removal of Dead Coconuts: Completed.

Charlie Larsen made a suggestion that the MGMA replace the Coconuts located on the Crestwood median and the pool area with Foxtails. He had a contractor that would do it at a good price.

#### **OPEN FORUM:**

Question was asked about looking into the cost of having Wi Fi in the lanai and pool area. Lynn Linfante would check with Comcast and/or our computer person and get back to the Board.

Question was asked if the Clubhouse could open at 5:30 am. Eileen Feiertag said that the MGMA would have trouble staffing for an earlier opening.

Steve Feiertag made a recommendation to have Maxine Yoss fill the vacancy on the Board.

Motion was made by Bernie Holmstock to appoint Maxine Yoss to fill the vacancy on the Board.

Seconded by Eileen Feiertag.

In favor: Gary Garramone, Eileen Feiertag, Dave Schenkelberg, and Bernie Holmstock.

Against: Max Mollohan and Charlie Larsen.

Motion carries.

Eileen Feiertag reported that she had gotten a call from Dale Mason, Village Property Manager for Pinehurst. He relayed that the police were called for a possible gun shooting. Everyone is encouraged to call the police when something is suspicious.

#### **ADJOURNMENT:**

Motion made by Eileen Feiertag to adjourn at 8:57 pm.

Seconded by Bernie Holmstock.

Motion carries 7-0.