

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S
JUNE 27, 2012 MEETING
MINUTES

Bernie Holmstock, Vice President, called the meeting to order at 6:31 pm. Officers and Directors present were Bernie Holmstock, Vice President; Dave Schenkelberg, Treasurer; Max Mollohan, Secretary; Charlie Larsen, Director; Lynn Linfante and Dianne Gasc, Property Managers also attended.

Motion made by Dave Schenkelberg to waive the reading of the Minutes and approve the May 30, 2012 Minutes as written. Bernie Holmstock approved the Minutes with the following correction Bernie Holmstock nominated Eileen Feiertag for President.

Seconded by Max Mollohan.

Motion carries 4-0.

Gary Garramone came to the meeting late about 6:45 pm.

Mark Harding from South Florida Putting Greens spoke to the members about his company, the artificial grass and rubber form products. He answered lots of questions and explained the procedures for installation and guarantees.

Rich Atzert from Jones Awnings and Canvas spoke to the members about his company, products and installation for Shades and Sails. Rich brought pictures and sample products for the board to see and answered many questions.

REPORTS:

Treasurer's Report:

Dave Schenkelberg reported on the Financials. As of May 31, 2012 expenses are close to Budget, and about \$8,000.00 under. The Operating Account had \$420,000.00.

Delinquency Status:

Delinquencies are up from a year ago but 120 units owe less than \$50.00.

Property Manager's Report:

See attached Report.

Committee Reports:

ARC:

Liz Shaffer reported: MGMA ARC Committee meetings were held on June 5 and June 19. A total of thirteen (13) ARC's were reviewed and approved by the Committee:

Seven (7) Exterior Painting; One (1) Shutter Installation; One (1) Gutter Installation; One (1) Security Cameras Installation; One (1) Fence Installations; One (1) Outdoor Kitchen Installation; and One (1) Lighting Installation

The MGMA Property Manager completed the final inspections and approved the ARC deposit returns for eight (8) projects:

Two (2) Exterior Paint; One (1) Gutters; Three (3) Fences; One (1) Front Door; and One (1) Landscaping.

UNFINISHED BUSINESS:

Golf Club Signage: Completed, deposit returned.

Sidewalks, Curb and Gutter Cleaning:

Motion made by Dave Schenkelberg to approve Oliver Twist Pressure Cleaning for \$5900.00 pending the total associated water cost to not exceed \$2000.00.

Seconded by Gary Garramone

Motion carries 4-1.

Voted Yes: Bernie Holmstock, Dave Schenkelberg, Charlie Larsen, Gary Garramone

Voted No: Max Mollohan

Landscaping:

General planting Crestwood Median: Completed.

Walden Entrance: Completed.

Grass Damage Pine Road: Tabled.

Landscaping Contract: Tabled till July.

Mulch: Completed.

Rocks at Oakmont: Completed.

Replanting project phase3: Completed.

Palm Tree trimming: Should be completed first week in July.

Rain Sensors: To be installed June 28th or 29th.

2011 Audit: Completed.

275 Saratoga Clean-Up:

The bids Lynn received were over the \$300.00 limit. Gary Garramone will check with a real estate company he believes offers move out service at a lower cost and will report back to the Board.

Holiday Lights at Okeechobee Monuments:

Motion made by Gary Garramone to approve Holiday Lighting Designs to include lighting three Royal Palms on each side of the monuments and the total cost does not exceed \$2,400.00.

Seconded by Max Mollohan.

Motion carries 5-0, unanimous.

Playground Service Replacement:

Tabled until July to consider the cost from Jones Awnings and Canvas for shading the entire playground and to have Dave Schenkelberg speak to Omah at Academy Accounting on whether the money can be taken from Reserves.

July 4th Pool Party: Everything is set to go.

Clubhouse Resident Card Guidelines for Entities: Completed.

Gym Refurbishing Committee: Charlie Larsen reported on the meeting with eight residents attending. Each resident is doing a study on a particular machine or equipment and will bring their findings to the next meeting on July 10th.

Fountain and Bubblers: Lynn Linfante is in the process of getting two more bids for the project.

NEW BUSINESS:

Pool Service Contract:

Motion made by Dave Schenkelberg to approve one year contract with Living Water's Pool Contract.
Seconded by Max Mollohan.
Motion carries 5-0.

Spraying of Royal Palm Trees:

Motion made by Dave Schenkelberg to continue with Deluxe Lawn and Pest Management to drench and treat all Royal Palm Trees.
Seconded by Charlie Larsen.
Motion passes 4-0. One abstention by Bernie Holmstock.

Card Reader Printer: Lynn Linfante explained the heating element stopped working in the existing Polaroid Printer that prints the clubhouse ID cards. A new printer is needed as soon as possible and Lynn provided three proposals.
Motion made by Bernie Holmstock to purchase the Rio Pro Printer from Safe Card Services not to exceed \$1800.00.
Seconded by Max Mollohan.
Motion passes 5-0, unanimous.

OPEN FORUM:

It was suggested that the Board decide small matters through email rather than at the board meeting to save a lot of time.

ADJOURNMENT:

Meeting adjourned. Motion made by Bernie Holmstock to adjourn the meeting at 8:47 pm.
Seconded by Gary Garramone.
Motion carries 5-0, unanimous.

