

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MARCH 21, 2013

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

Officers and Directors present were: Eileen Feiertag, President; Bernie Holmstock, Vice President; Dave Schenkelberg, Treasurer; and Jason Stanckiewicz, Director. Maxine Yoss, Director was excused for this meeting. Max Mollohan, Director, and Noreen Heelan, Director, were absent. 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 Bernie Holmstock to waive the reading of the minutes and accept the minutes from the February 28, 2013 Board of Director's Meeting as written.

Seconded by Dave Schenkelberg.

Motion carries: 3-0. Jason Stanckiewicz abstained.

REPORTS:

Treasurer's Report:

Dave Schenkelberg reported the Operating Cash account was at \$482,269 and Reserves Cash account was at \$652,015. Current month Delinquencies were 346, and 162 of those units are two or more quarters past due. There are a number of units that owe us a large amount, and a number of units that owe us a small balance (122 units owe under \$100 each). John Kinsey collected \$142,514 in the last seven months. Overall expenses are under budget by 6.5%. This is mainly due to budgeted landscaping and lake maintenance expenses, but these expenses will be coming up shortly.

Dave Schenkelberg reported that the Board met with John Kinsey prior to the Board meeting regarding delinquency status. John Kinsey talked about the foreclosures and upcoming legislation that will be affecting us. He talked about two main things: the first is his recommendation to start lien foreclosure action on thirty units and the second was he would like to re-negotiate his contract. The upfront costs for the filing of the lien foreclosures will be approximately \$25,500. The Board will review which units to start this action on and will vote by email. Regarding the issue of re-negotiating his fees, he would like some upfront money when he starts contacting the unit owners, going forward. Dave Schenkelberg suggested placing an ad in the newsletter about the lien foreclosures. John Kinsey believes there is a light at the end of the tunnel. Dave Schenkelberg asked for better reporting from John Kinsey.

Motion made by Dave Schenkelberg to accept Premier Management Associates, Inc. contract for the MGMA's accounting at \$2400.00 a month. This was due to Academy Accounting's downsizing.

Seconded by Jason Stanckiewicz.

Motion carries: 4-0.

Property Manager Report: See attached report for details. Lynn Linfante reported that she heard from Jones Awnings and the installation of the shade and footings will start next week and the company asked the Board to pick a color for the poles. The Board members present picked the color beige.

Committee Reports:

Government Liaison Committee Report: No report as Jeff Hmara was not present due to a prior commitment.

ARC: Dianne Gasc reported the following: The MGMA ARC Committee meeting was held on March 12, 2013. A total of 13 ARC's were reviewed and approved by the Committee: ten (10) Exterior Painting; Two (2) Landscaping; and One (1) Fence Installation.

The MGMA Property Manager has done the final inspection and approved the return of 6 ARC deposits for: Four (4) Exterior Painting; One (1) Fence Installation; and One (1) Replace Windows.

UNFINISHED BUSINESS:

IRS Payroll Issue: Eileen Feiertag had nothing new to report.

Gym, Kiddie Room, and Exterior Columns: Completed.

Playground Surface and Shade Cover: The projects will be started in the next few weeks.

Royal Palm Tree Treatment: Completed.

Corporate Insurance Report: Deferred until May.

Bubblers: Lynn Linfante reported on the answers to the Board's questions from last month: see attached. Motion made by Bernie Holmstock to have Superior Waterway install the Aqua Air 6 System for a cost of \$9,615.68 as per the recommendation of our Property Manager. Seconded by Jason Stanckiewicz.

Motion carries: 3-0. Dave Schenkelberg abstained.

Dale Mason told Lynn Linfante that Lexington Village is in favor of the bubblers.

Jason Stanckiewicz asked "What is the life of the bubblers?" Property Manager to find out and get back with the Board.

Fountain: Lynn Linfante, was asked to find out if the lights could be installed at a future date and how much the electricity would cost to run the larger motor? Also, if the fountain was installed this year and the lights next year, would there be an increase in cost in the overall project? Property Manager to get answers. The rest of discussion will be deferred until next meeting.

Conflict of Interest in Staffing: Deferred until next meeting.

Grass Eating Carp: Lynn Linfante reported the Grass Eating Carp will be installed in the lakes next week.

Clubhouse Holiday Closure: Deferred until next meeting.

Spring Fling: Dianne Gasc gave a status report. The event is scheduled for Saturday, March 30, 2013.

NEW BUSINESS:

Landscape Beautification Report: Donna Broder reported the committee had their first organizational meeting on the March 18th and will continue meeting twice a month for a while. The areas they are first looking at for beautification are the front entrance Clubhouse, the berm along Okeechobee Boulevard, and cleaning up dead areas. The second phase will be the golf clubhouse median center island. Although this area is owned by the Golf Course, the committee will take photos of other golf communities to show what they look like and then send pictures to Noreen Heelan, Golf Course Liaison, so she can share them with the Golf Course General Manager.

The Committee would like the golf course to clean up the median in the center island by the clubhouse buildings and then do plantings to include colorful plants. On April 3, 2013 the Committee will meet and concentrate on the center island and the entrance areas along Crestwood and Okeechobee Boulevard and then get back to the Board with a recommendation.

OSHA Complaint: This issue is being handled by insurance attorney.

Fascia Repair:

Motion made by Dave Schenkelberg to approve Roofing Systems of Florida to repair three areas of rotted fascia board on the Clubhouse roof for \$1,400.

Seconded by Bernie Holmstock.

Motion carries 4-0.

Jason Stanckiewicz asked what kind of wood would they be using? He asked Lynn to check to see if the contractor would use cedar. Charlie Larsen also asked if a new downspout was being installed on the corner building by the lanai. The Property Manager will email the Board with answers.

Gym Equipment Repair:

Motion made by Bernie Holmstock to have Pro Fitness to repair Treadmill # 5 with a new roller assembly and reupholster the Magnum bench for a cost of \$829.98.

Seconded by Dave Schenkelberg.

Motion carries: 4-0.

Privilege Suspension Committee:

Motion made by Dave Schenkelberg to appoint Joe Gall as a permanent member of the Privilege Suspension Committee and to remove Liz Shaffer (she has moved out of the community).

Seconded by Bernie Holmstock

Motion carries: 4-0.

OPEN FORUM:

Ted Maurelli, a resident from Wyndham, said the Recumbent Bike in the gym room is a liability because he was hit with the moveable arms while he was distracted reaching for his phone. He feels that the arms of the machine are too close. The Property Manager will check to see if the equipment is functioning properly and call the manufacturer and Pro Fitness.

Charlie Larsen, a resident from Walden asked to have Lake #5 looked at by Superior Waterway because of the algae. The Property Manager will look into the matter. He also asked if a homeowner could install a fountain into one of the lakes, if the homeowner would be willing to pay for all costs. The Property Manager will check and this will be included in new Business for next month's meeting.

Margaret Davino, a resident from Wyndham asked to have the Board consider repainting the entrance monuments located on Okeechobee Boulevard as the original signage was a different green color. Eileen Feiertag said that the Landscape Beautification Committee was going to be recommending plantings in this area and this should be held off until after the completion of the planting.

ADJOURNMENT:

Motion made by Dave Schenkelberg to adjourn the meeting at 8:10 pm.

Seconded by Bernie Holmstock.

Motion carries: 4-0.