

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTORS
March 23, 2017

Charles Larsen, President, called the meeting to order at 6:30 pm.

Officers and Directors present were: Charles Larsen, President; David Schenkelberg, Treasurer; Maxine Yoss, Secretary; Bernie Holmstock, Director; and LoriAnn Perrone, Director. Gary Garramone, Director had an excused absence.

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

Motion made by Maxine Yoss to waive the reading of the minutes from the Board of Director's Meeting held on January 26, 2017 and approve them as written.

Seconded by Bernie Holmstock.

Motion carries: 3 - 0. Dave Schenkelberg and LoriAnn Perrone abstained.

Motion made by Dave Schenkelberg to waive the reading of the minutes from the Board of Director's Meeting held on February 23, 2017 and approve them as written.

Seconded by LoriAnn Perrone.

Motion carries: 4 - 0. Bernie Holmstock abstained.

Filling of Board Vacancy: Charles Larsen indicated that there is a current vacancy on the Board. Mike Axelberd volunteered to fill the vacancy and gave a short presentation on his background and experience. A secret ballot was held and Dianne Gasc counted the votes. Michael Axelberd was voted in as a new Board member by majority vote.

Board Reorganization:

Motion made by Dave Schenkelberg to re-affirm Charles Larsen as the office of President.

Seconded by Maxine Yoss.

Motion carries: 6-0.

Motion made by Charles Larsen nominating Bernie Holmstock for the office of Vice President.

Seconded by Michael Axelberd.

Motion carries: 6-0.

Motion made by LoriAnn Perrone nominating Dave Schenkelberg for the office of Treasurer.

Seconded by Maxine Yoss.

Motion carries: 6-0.

Motion made by Charles Larsen nominating Maxine Yoss for the office of Secretary.

Seconded by LoriAnn Perrone.

Motion carries: 6-0.

REPORTS:

Treasurer's Report: Dave Schenkelberg reported that last month's Operating cash was over 1.1 million. Dave said the Comcast cable door fees are included in the Operating cash but not in the liquidity. It is excluded for 2017 because it would not look right from the prior quarter and from the prior year. The door fee will be put back and recalculated in 2018.

Dave said there was a spike in the current month because about 50 units still did not pay the correct assessment amount of \$379. Dave said that after the second quarter, a notice will be mailed to homeowners that are not aware of the 2017 increase. Dave reported that we are under budget by \$59,000 in total overall expenses because when we did the budget we included the cable amount. We will be under budget until we start paying the new cable bill.

Property Manager Report: Lynn Linfante reported that Comcast will be on property Monday April 3rd to locate and mark all the utilities before they can start digging.

Government Liaison Report: Jeff Hmara, Village Councilman, was not present at this meeting.

ARC Committee Report: Dianne Gasc reported the following are the MGMA ARC activities since the last report given on February 23, 2017. The MGMA ARC Committee meetings were held February 28 and March 14, 2017. A total of 21 ARC's were reviewed and approved by the Committee: 8 for Exterior Paint; 1 for Landscaping; 1 for Fence Installation; 1 for Pool Installations; 1 for Front Door Replacement; 1 for Pavers Installation; 2 for Windows Installation; 1 for Pool Installation; 1 for Awning Installation; 1 for Security Cameras Installation; 3 for Shutters Installation.

The MGMA Property Manager has done the final inspection and approved the return of 14 ARC deposits for: 2 for Landscaping; 5 for Exterior Paint; 2 for Fence Installations; 1 for Pavers Installation; 2 for Screen Enclosures; 1 for Windows Installation; 1 for Shutters Installation. A total of \$ 500 ARC deposits were forfeited. Two ARCs were approved over 7 months ago, three ARCs were approved over a year ago and final inspections were never received.

Golf Course Liaison Report: Charles Larsen reported the golf course entrance was fertilized. Charles talked about the new food menu at Mar Bar which will only have sandwiches and wraps and there will be no more dinners.

Lakes Liaison Report: Charles Larsen said the lakes are in great shape. Charles spoke to the Board about the coconuts floating in all the lakes. Lynn received a quote for \$1542 from Vertex for coconut removal.

Motion made by Bernie Holmstock to approve the coconut removal expense of \$1542.

Seconded by Charles Larsen.

After Board discussion, Bernie Holmstock rescinded his motion and it was decided to put this item on the agenda for the next Village Presidents workshop.

Landscape Liaison Report: Maxine Yoss reported the dying flowers were removed from the median at Crestwood Blvd. and Okeechobee Blvd and new seasonal plantings will be installed now. Pedro, our landscaping grounds man, will replant any plantings periodically that are in need of replacement. Maxine also said that our landscapers will be removing all the flowers around the hardwood trees on Crestwood Blvd because they are not doing well and replace them with mulch. Maxine mentioned that she would like to remove the four dwarf magnolia trees in

front of the Clubhouse because they looked terrible. The consensus of the Board was they would like to find alternate locations on the property to re-locate these trees.

Activities Liaison Report: Bernie Holmstock reminded everyone about the upcoming Spring Fling event on Saturday April 1st from 10 am to 11:30 am and that several volunteers are needed for this event.

UNFINISHED BUSINESS:

Playground Shade Cover: Lynn Linfante said she spoke to the president at Southern Awning today and was assured that the shade cover will be installed on Monday March 27th.

Hardwood & Palm Tree Trimming: This project was completed.

Clubhouse Hours: 2017 Clubhouse hours have been posted.

Tennis Net Pole Repair: Lynn Linfante reported that the tennis net pole was installed.

Pressure Cleaning: This project has been completed.

2016 Audit: Dave Schenkelberg reported the Audit has been completed and will be scheduling a meeting to finalize it with our auditor. This meeting will be held in the evening with three Board members: Charles Larsen, Dave Schenkelberg and Michael Axelberd and the Property Manager.

Village Maintenance Assignments & Deeding Village Plots: Dave gave an update on the deeding issue on the streets of the affected Villages in Madison Green. The attorney has been making progress and prepared documents for the Village of Royal Palm Beach to sign. Once signed, the Madison Green Villages will sign the documents. Lastly, Minto will quit claim the deeds. Dave also reported the present cost is about \$25,000 and we expect to pay out another \$10,000.

NEW BUSINESS:

Replacement of Pool Heaters: Lynn Linfante gave an update on the condition of all the pool heaters. She presented the Board with the past repairs and cost of the six year old heaters. She said in the past 5 years, we have spent over \$5,000 on repairs. Lynn mentioned that currently, one heater is not working and cannot be repaired. Life expectancy for pool heaters is 6-7 years at the most under normal conditions, and we should consider replacing all the heaters before the next cold season. As the kiddie pool heater was replaced October 2016, 11 heaters need replacement for a cost of approximately \$45,000.

Irrigation Mainline Break Repair on Crestwood Blvd. between Saybrook and Fairfax Villages:
Motion made by Dave Schenkelberg to approve the invoice for Image Irrigation for \$987.83 to repair the mainline break on Crestwood Blvd.
Seconded by LoriAnn Perrone
Motion carries: 6-0.

OPEN FORUM:

Lynn Linfante said she thought it was an appropriate time to speak about how we can honor Eileen Feiertag, as she did so much for this community. Dianne Gasc suggested enlarging and framing one of the many photos that Eileen took of Madison Green to be hung in the lanai. It was also suggested to have a plaque in Eileen's name displayed outside the lanai. Steve Feiertag was asked how he felt about the ideas. Steve was in agreement and also said he will be paying all costs. Dianne will work with Steve Feiertag to narrow down a few photos to bring to the Board.

Bernie Holmstock requested Lynn Linfante go out for quotes for music at the pool area. It was decided that music around the pool area will be an agenda item for next month's Board meeting for discussion.

Donna Broder mentioned that she witnessed some Clubhouse staff using their cell phones and eating at the pool. Dave Schenkelberg answered that the staff will be appropriately counseled by Management.

Patrick Ikem, a Wyndham resident, mentioned that he is concerned about security in an area next to the Okeechobee berm by his house. The Master will look at it.

Another Wyndham resident asked about the status of the Comcast agreement. Dave Schenkelberg stated the contract has been signed and we are hoping for the start of installation in the third or fourth quarter which will be done in phases.

ADJORNMENT:

Motion made by LoriAnn Perrone to adjourn the meeting at 7:50 pm

Seconded by Dave Schenkelberg

Motion carries: 6-0.

Respectfully submitted by: Lynn Linfante, Property Manager

Approved on April 27, 2017