

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
May 27, 2015

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

Officers and Directors present were: Eileen Feiertag, President; Bernie Holmstock, Vice President; David Schenkelberg, Treasurer; Maxine Yoss, Secretary; Charles Larsen, Director; and Carolyn Hmara, Director (late arrival). Lynn Linfante, Property Manager and Dianne Gasc, Assistant Property Manager, also in attendance. Max Mollohan, Director had an excused absence.

Eileen Feiertag stated the meeting was properly noticed 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 Directors Meeting held on April 29, 2015 and approve them as written.

Seconded by Bernie Holmstock.

Motion carries: 5 - 0.

2014 Audit – Presentation by Nicole Johnson (Hafer & Company) & Board Approval:

Nicole Johnson, Auditor from Hafer Company, presented the 2014 MGMA Audit. Nicole said there were no material deficiencies and no control issues. Everything was done correctly and that she was very pleased with the Board's involvement with the financials. At the end of 2014, the MGMA had over 3.5 months of excess operating cash and her recommendation going forward is to have over 3 months of cash on hand. She noted that this is a good policy, but not a requirement. Our reserves are being funded correctly. As the MGMA files an 1120H Tax Return, we don't have to run a "zero" budget and we do not get taxed on a positive balance. The MGMA is a Non-For-Profit in the State of Florida. She finished her presentation by letting the Board know that the MGMA has very healthy financials.

Steve Feiertag, a Fairfax resident, asked two questions: What should the bad debt line be for 2016 and what should be the liquidity ratio be for 2016? She responded that she will look over the bad debt line prior to the 2016 budget workshops and that our 2015 liquidity ratio should not go below 4 times the budgeted monthly expenses.

Motion made by Dave Schenkelberg to approve the 2014 MGMA Audit for distribution to our residents.

Seconded by Maxine Yoss.

Motion carries: 5 - 0.

Eileen Feiertag stated that the 2014 MGMA Audit will be posted on the website for our residents to download or they can arrange for a hard copy at a cost of \$2.00. Eileen also thanked Nicole for attending our Board meeting and answering questions about the audit.

Treasurer's Report: David Schenkelberg reported on the Financials as of April 30, 2015. Operating cash is \$769, 595. Reserve cash is \$762,343. Liquidity ratio at the time of the report is 5.6, which is a large spike over the prior month and this is to be expected for that month in the quarter. There are a total of 314 units delinquent which shows a good drop of about 30 units from last month and we will start to see these drops slow down. David reported that Rosenbaum Mollengarden has 123 open files. Of these, 60 are in active collection status, 26 are in bank foreclosure, 9 are in bankruptcy, 10 units are paid, but remain open (no moneys owed to the MGMA) and 12 units have recently sent to the attorney for suspension (as per Board vote on April 29, 2015). David reported that some of these suspended residents made partial payments. David reminded everyone that once a homeowner is suspended and receives a late notice, unless they pay the balance in full, they will be sent to the attorney.

Property Manager's Report: See attached report. Lynn Linfante told the Board that she received a call from a Fairfax resident complaining about poor maintenance by the south Fairfax monument. She confirmed that this was Golf Course property and has been in touch with the Golf Course to correct this issue.

COMMITTEE AND AD-HOC COMMITTEE REPORTS:

Government Liaison Report: Report deferred to later in the meeting due to the late arrival of Jeff Hmara, VRPB Councilman.

MGMA ARC Committee: Marty Ross reported that the MGMA ARC Committee meetings were held May 12, and 26, 2015. A total of (8) ARC's were reviewed and approved by the Committee: (6) for exterior painting; one for landscaping; one for gutter installation; and (3) modifications to previously approved ARCs. The MGMA Property Manager has completed the final inspection and approved the return of (9) MGMA ARC deposits: (3) for exterior paint; one for coach lights installation; (2) for fence installation; (1) for pool installation; (1) for screening; and (1) for drainage. \$400 of the MGMA ARC deposits was forfeited. One ARC deposit was forfeited because there was a change in ownership and the other three ARC's were approved over one year ago.

Golf Course Liaison Report: Charles Larsen reported that the Golf Course has been doing a lot of cleaning and trimming. He also mentioned several homeowners have cleaned their roofs that are on the Golf Course, but more need to be cleaned. Charles said the Golf Course has been cutting down a lot of the invasive trees close to homeowners' properties exposing a clearer view of the Golf Course.

Lakes Liaison Report: Charles Larsen would like to meet with Superior Waterway and Lynn to inspect the lakes. Lynn will set up this meeting.

Activities Liaison Report: Dianne Gasc reported the summer pool party is scheduled for Saturday, July 18th from 12:00 – 3:00 pm.

Landscaping Liaison Report: No report at this time.

ITID: Steven Feiertag, a Fairfax resident, reported on the proposed ITID Non Ad-Valorem taxes for November. It shows a reduction of \$24+/lot and \$49+/- for a double lot. On average there is a 3.5% increase in the Non Ad-Valorem tax to other ITID residents, however, residents of Madison Green will have reduction of approximately 4.6%. This is because of the reduced interest on our bond. The average yearly Non Ad-Valorem tax to Madison Green residents is currently \$535 and it will go down to approximately \$510.

UNFINISHED BUSINESS:

Pool Furniture Replacement & Cabana Drapes: Cabana Drapes have been installed. Lynn Linfante reported that there was miscommunication between the pool furniture sales representative and the manufacturer. The manufacturer is no longer willing to replace the lounge chairs with no cost to the MGMA. The manufacturer is now willing to upgrade the current lounge chairs at a cost of \$80 each and split the cost of shipping and handling. This would cost the MGMA approximately an additional \$6,700, plus labor to handle the delivery. Or we can keep the lounge chairs and get a refund from the manufacturer of one-half the cost of the 64 lounge chairs. The Board discussed the issue and the residents in attendance gave feedback. There was still concern in regard to the cleaning of the weave style lounges.

Motion made by Maxine Yoss to accept the refund of approximately \$6,000 from the manufacturer.

Seconded by Bernie Holmstock.

Motion did not carry: 1 - 4 (Eileen Feiertag, David Schenkelberg, Bernie Holmstock, and Charles Larsen voted against the motion).

Motion made by Bernie Holmstock to replace the current chaise lounge chairs with the double weave chaise lounge chairs for \$80/chair (64 lounges), plus \$1,500 shipping, and approximately \$500 labor to handle the delivery.

Seconded by Dave Schenkelberg.

Motion carries: 4 - 1 (Maxine Yoss voted against the motion).

Ad-Hoc Gym Committee: Eileen Feiertag reported that the three sets of heavier free weights will be delivered in June.

Motion made by Bernie Holmstock to disband the Ad Hoc Gym Committee.
Seconded by Dave Schenkelberg.
Motion carries: 5 - 0

Ad-Hoc Crestwood Boulevard Committee: Report deferred to later in the meeting.

Tennis Courts Resurfacing & French Drain & Drinking Fountain & Reconnection of Electrical Outlet by Tennis Courts:
Lynn Linfante spoke to the tennis contractor and was told that the re-surfacing should be done by Friday, June 5, 2015, weather permitting. Once the courts are completed, High Standards will start the drainage project. Lynn identified an additional area that will need a drain and will coordinate this with High Standards. Lynn spoke about installing a new drinking fountain next to the tennis courts that would replace the fountain that was removed years ago.

Motion made by Bernie Holmstock to go out for bids for the water cooler.
Seconded by Dave Schenkelberg.
Motion carries: 5- 0.

Landscaping/Seasonal Flowers:

Motion made by Bernie Holmstock to have High Standards install plants on the median point not to exceed \$500.
Seconded by Maxine Yoss.
Motion carries: 4-0 (David Schenkelberg was not in attendance during the vote).

The MGMA Board and residents suggested the following: flatten the area prior to planting, plant edge to edge, install low growing plants with low maintenance, use stone, and use plantings that require very little maintenance.

Crestwood Boulevard Royal Palm Tree Removal & Replacement: Lynn Linfante reported that the Village of Royal Palm Beach Engineering Department is waiting for a special traffic form to be submitted by Perkins Tree Trimming to complete the permit to remove the palm tree.

Members Annual Meeting Date:

Motion made by David Schenkelberg to move the Annual Members' Meeting to Tuesday December 8, 2015.
Seconded by Maxine Yoss.
Motion carries: 5 - 0.

Carolyn Hmara arrived at the meeting.

Corporate Attorney Question – Attorney Response:

Eileen Feiertag read the email addressed to Lynn Linfante from Allison Hertz's, (Attorney with Rosenbaum Mollengarden) response to the one question proposed by Charles Larsen about a Village's requirement to have an Annual Members Meeting and is there any Master obligation to enforce this requirement against the Village. According to the attorney response, each homeowners association within Madison Green that is subject to Chapter 720, Florida Statutes must hold an Annual Members Meeting, but the Master does not have any obligation to enforce that provision of the governing documents.

NEW BUSINESS:

Clubhouse Hours: Last month Bernie Holmstock requested that this be added to the May agenda. There was a brief discussion about the time the Clubhouse closes and no changes were made.

Board Certification Class: Allison Hertz with Rosenbaum Mollengarden volunteered her time to give free Board Certification class for Madison Green residents. Eileen Feiertag said that in her opinion this was a good idea to get residents to run for both their Village Board and the Master Board.

Motion made by Dave Schenkelberg to have Rosenbaum Mollengarden hold a Board Certification class for Madison Green residents in September.
Seconded by Bernie Holmstock.
Motion carries: 6 - 0.

Pressure Washing of Roofs:

Motion made by Maxine Yoss to have the Clubhouse roof and gutters, the east and west large pavilions' roofs on Crestwood Boulevard, the east and west pavilion roofs located by the monuments on Okeechobee Boulevard, and the pavilion at the Clubhouse Spa pressure cleaned by Derek Stykes for \$1,615 as recommended by the Property Manager.
Seconded by Bernie Holmstock.
Motion carries: 6 - 0.

Carolyn Hmara requested that Lynn Linfante is to make sure the gutters and the walls of the buildings are also cleaned.

Irrigation Clock Replacement:

Motion made by Dave Schenkelberg to ratify the expense of a new digital controller for \$725.
Seconded by Maxine Yoss.
Motion carries: 6 - 0.

Information Purposes only:

Eileen Feiertag provided the Board with a synopsis of the law (Supreme Court of Florida No. SC13-889 - The Florida Bar Re: Advisory Opinion - Activities of Community Association Managers) that was passed by the Supreme Court on May 14, 2015, regarding what Community Association Managers can do without a license to practice law. Eileen suggested the Board read the material in their packet in their leisure time.

OLD BUSINESS:

Ad-Hoc Crestwood Boulevard Committee - Draft of Letter for Board Approval: Deferred from earlier in the meeting.
Bernie Holmstock read the draft letter from the committee to be approved by the Board to be hand delivered to the Village Manager of Royal Palm Beach Manager.

Motion made by David Schenkelberg to approve the letter as presented and to include the MGMA president's signature, put on MGMA stationary and hand deliver by Bernie Holmstock to Mr. Raymond Liggins, VRPB Manager.
Seconded by Charles Larsen.
Motion carries: 6 - 0.

COMMITTEE AND AD-HOC COMMITTEE REPORTS:

Government Liaison Report: Report deferred from earlier in the meeting. Jeff Hmara, VRPB Councilman, reported the State Legislature will have a special session from June 1-20, 2015. They have been having problems completing the budget approval. Jeff said the school districts do not have a budget yet which will hinder the school's planning. Florida Education Department passed a testing limit (time) for the school year to 5%. The student evaluations will be based on the principal's evaluation, the teachers evaluation, and the results of standard testing. The Village of Royal Palm Beach has awarded 10 scholarships of \$1,000 each. Seven of the recipients were from Royal Palm Beach High School. There were 52 applications submitted, and Jeff commented on the maturity of these students.

OPEN FORUM:

Charles Larsen recommended that MGMA have an adult event in the Clubhouse. Eileen Feiertag reminded the Board that alcohol was not allowed in the Clubhouse. Charles and Bernie Holmstock will contact the Golf Course about having an October event at the MarBar. He also reported a timing issue of the lights at the front entrance to Madison Green on Okeechobee. Lynn stated that it was due to a power surge and has been corrected.

Bernie Holmstock asked when the lighting project would begin. Lynn said that once the tennis and drainage project has been completed, it will be added to the agenda for discussion.

The following residents from Wyndham Village: Virginia Guido, Angelique Palmer, Karina Fedele spoke about the perception that the Madison Green newsletter is an official Madison Green publication. They felt the disclaimer is buried deep into the newsletter and asked the Board to reach out to the publisher. Eileen Feiertag said she can request that the disclaimer be moved, but cannot demand that it be done.

ADJOURNMENT:

Motion made by Bernie Holmstock to adjourn at 8:25 pm.

Seconded by Maxine Yoss.

Motion carries: 6 - 0.

Meeting adjourned at 8:25 pm.

MEETING RECONVENED:

Motion made by David Schenkelberg to request that the Board reconvene at 8:41 pm to further discuss the pool lounge chair issue.

Seconded by Bernie Holmstock.

Motion carries: 5 - 0. (Maxine Yoss had left the meeting.)

David recommended that all the Board members go out to the pool area and sit in both styles of the lounge chairs.

Maxine was contacted by telephone and was able to give her opinion via speaker phone. The Board did not feel that the cross weaved lounge chair provided additional comfort than the single strapped lounges.

Motion made by David Schenkelberg to rescind the prior motion to replace the pool lounge chairs and to take the refund offer from the manufacturer.

Seconded by Bernie Holmstock.

Motion carries: 6 - 0. (Maxine Yoss by speaker phone.)

ADJOURNMENT:

Motion made by David Schenkelberg to adjourn at 8:45 pm.

Seconded by Charles Larsen.

Motion carries: 6 - 0. (Maxine Yoss by speaker phone.)

Meeting adjourned at 8:45 pm.

Respectfully submitted by:

Lynn Linfante

Property Manager

Approved on: July 1, 2015