

MADISON GREEN MASTER ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
NOVEMBER 20, 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; Noreen Heelan, Director, and Max Mollohan, Director. Dianne Gasc, Assistant Property Manager and Lynn Linfante, Property Manager also in attendance. Maxine Yoss, Secretary, 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 Max Mollohan to waive the reading of the October 30, 2013 minutes and accept the October 30, 2013 minutes as written.

Seconded by Bernie Holmstock.

Motion carries: 5 - 0.

Motion made by Dave Schenkelberg to waive the reading of the November 13, 2013 minutes and accept the November 13, 2013 minutes as written.

Seconded by Max Mollohan.

Motion carries: 5 - 0.

**REPORTS:**

Treasurer's Report: Dave Schenkelberg reported there will be no financial report for this meeting because the Board Meeting was early and we did not receive the financials. He will be reporting at the December Board Meeting.

Dave also reported on the 30 units that the Board recently turned over to John Kinsey. He said all but seven (7) units have been served with the foreclosure process. Out of the remaining 23 units, nineteen (19) homeowners have requested payment plans, of these, eleven (11) payment plans are currently in place.

Dave reported that we received many payment plan requests. This may be in response to the voting suspension letters that were sent last month. We have seven (7) signed agreements and three (3) units that have requested pay-offs. These units will have their privileges reinstated as per the policy.

Property Manager Report: See attached report for details. Lynn Linfante asked the Board when they would like the Holiday lights turned on. The Board agreed to have them lit immediately. Eileen Feiertag reminded Lynn Linfante to make sure this contract is cancelled. We will get another vendor for the Holiday lights for 2014, as our current vendor was difficult to work with this year.

**Committee Reports:**

Government Liaison report Committee: Jeff Hmara reported that the Common Core Standards will be replacing the F-Cats in our schools, but this will be delayed until 2017. He also reported there will be an extension on compiling the FEMA flood maps.

ARC Report: The following are the MGMA ARC activities since the Board meeting held on October 20, 2013:

The MGMA ARC Committee Meeting was held on November 12, 2013. A total of 21 ARC's were reviewed and approved by the Committee: seventeen (17) exterior painting; one (1) paver installation; one (1) satellite dish installation; one (1) landscaping; and one (1) awning installation.

The MGMA Property Manager has done the final inspection and approved the return of six (6) ARC deposits for: two (2) exterior painting; one (1) landscaping; one (1) fence installation; one (1) awning installation; and one (1) gutter installation.

Marty Ross, member of the MGMA ARC committee, asked the Board to pass a motion regarding the installation of satellite dishes for delinquent unit owners due to Federal regulations.

Motion made by David Schenkelberg to approve ARC's for delinquent Homeowners to install satellite dishes, due to US Federal Communications Commission regulations.

Seconded by Noreen Heelan.

Motion carries: 5 - 0.

Golf Liaison Committee Report: Noreen Heelan introduced Todd Schoenwetter, Madison Green Golf Club owner. Mike Brady, General Manager of the Golf Course also attended. Todd Schoenwetter shared his concerns on the financial situation of the Golf Course in light of the economy. Because there is not enough revenue, he would like the residents of Madison Green to contribute to the Golf Course's financial stability. He recommended three (3) solutions: 1. Revenue subsidy, by assessing unit owners \$20 per month to eat in the MarBar; 2. Conservation easement, MGMA pays to guarantee that the land remain a golf course; and 3. An out and out payment of money. If he doesn't find a solution, he will have to close the golf course or sell it. Todd answered questions from the Board and the Homeowners in attendance.

Donald Ross, resident of Saybrook, asked if someone could talk to the Golf Course about their workers driving equipment on the sidewalks. Noreen will be in touch with the Golf Course.

Activities Report: Noreen reported that Charlie Larsen has volunteered to be Santa this year. Santa will arrive at the Clubhouse on December 22, 2013 at 2:00 pm on a fire truck.

Motion made by Noreen Heelan to make a donation to the Fire Rescue Station in Royal Palm Beach for \$100.

Seconded by Max Mollohan.

Motion carries: 5 - 0.

Motion made by Noreen Heelan for the MGMA to have a food drive, with the goal to collect 1145 items and to donate the collection to the Royal Palm Beach Covenant Church.

Seconded by Bernie Holmstock.

Motion carries: 5 - 0.

### **UNFINISHED BUSINESS:**

Landscaping Beautification Committee: Donna Broder reported that Sal Ceraulo from Universal Landscaping Inc. could not make the meeting, so she explained the installation proposal at the front entrance monuments on Okeechobee Boulevard. The Committee interviewed several contractors asking for a "wow" factor. This company was the only one that complied. The Board wants to make sure the Madison Green logo can be seen when approaching the monuments from both directions. Dave Schenkelberg asked if the flagstone wall would be secured by cement. He also wanted to know if the 16 inch high flagstone at the center of the monument would interfere with the viewing of the Madison Green name. Donna Broder will have these answers for the

December Board meeting. The Committee recommends contracting with Universal Landscaping. This proposal does not include the trees behind the monuments or additional lighting.

Motion made by Noreen Heelan to accept the bid from Universal Landscaping for option "1" for \$13,880 and to have Universal Landscaping to do the quarterly servicing of the annuals at \$275 per quarter.

Seconded by Max Mollohan.

Motion carries: 4 - 0. Dave Schenkelberg voted against because he had questions on the stability of the flagstones.

Eileen Feiertag thanked the Committee for all their work and time on this project.

Repairs and Painting of Pavilions on Crestwood Blvd: Completed.

American Flag & Flagpole with Lighting: Lynn Linfante reported that the permit has been turned into to the Engineering Department of the Village of Royal Palm. The installation should take place in about two weeks.

Fence on Okeechobee Blvd Berm: Chris Doriat from Master Guard Aluminum Rail and Fence spoke about the fence installation, quality and costs. He is proposing an HR system rail hardware fence with zinc coated screws, and the installation would be warranted for one year. His company has been in business for 42 years. The price would be \$16.25 per linear foot. He told the Board that if we increase the height of the fence to 6 foot the cost would increase by 25-30%. He told the Board that the current landscaping would have to be trimmed (not removed). He shared that teenagers would still try and jump the fence, but the fence would be a deterrent. The cost of repairs would be about \$75 service call, plus materials.

Worker's Compensation: Lynn Linfante reported that the Association did not overpay the worker's compensation carrier.

Nominations from the floor: Motion posted, completed.

Trimming of Royal Palm Trees on Crestwood: This motion was tabled from the last Board meeting. Lynn will have Jason Arborcare do a recount of trees. Jason Arborcare told Lynn that the royals should be pruned twice per year. Lynn will email the Board with the information.

Pitney Bowes Contract: Cancelled, equipment to be returned before January, 2014.

Pool Pump Housing: The housing and the motor is still on order and should be installed the first week in December.

Flat Roof over Portico: Lynn Linfante reported that Bill Kennedy of Florida Roofing inspected the flat roof and found that the portico needed electrometric sealing around the stucco. Lynn will be in touch with Trim Package as they did the original repair and painting. She will ask them to do the sealing and repaint the trim work. Mr. Kennedy also recommended yearly maintenance on this area.

Landscape Contract Extension: Completed.

Ratification of On-going Xerox Service agreement: Completed.

Gym Equipment Maintenance Contract: Completed. As per the contract, we were informed that more spacing is needed between the equipment in the gym area.

Irrigation Time Clock: Completed.

### **NEW BUSINESS:**

Pavers On Entrance Driveway: Does Board want to get bids for this work? The Board instructed Lynn to get one bid to get an idea of what is involved. A scope of work will be developed for this project.

Annual Members Meeting Packet: The Annual Members Meeting Packet was mailed on November 14, 2013 and posted on the website. All staff members have signed a statement about proxies indicating that they cannot solicit proxies for the members running or give blank proxies to the residents. The staff will instruct the residents to see the Managers. If a homeowner drops off a proxy, it will be deposited in the lock box. Our attorney, Mark Freeman will be at the Annual Meeting.

Tennis Court Fuse Box: A single pole is out on the tennis court. An electrician will be out to look at the wiring in the pole to address the situation. This pole will be a test project. Fred Rios has been changing the fuses as needed.

Golf Course: The Board discussed Mr. Schoenwetter's proposals. The Board will support the Golf Course by encouraging our homeowners to golf and eat in MarBar. Eileen Feiertag and Noreen Heelan will draft an email to Mr. Schoenwetter with the Board's response.

### **OPEN FORUM:**

Marty Ross, resident of Saybrook, expressed safety concerns on Crestwood Boulevard near the front entrance at Saybrook. She shared that there is a blind spot when residents of Saybrook are exiting their Village. There are large Philodendron plants and she said that it is difficult to see the oncoming traffic. She was asking if the plants could be trimmed back and possibly removed. Lynn Linfante will look into this, make a recommendation, and get proposals for the solution.

Joe Gall, President of Wyndham Village, had some questions on the Okeechobee fence installation. He also questioned the MGMA ARC regulation on the installation of homeowner's individual fences that have to be setback 5 feet from the front of a home. Eileen Feiertag offered to work with him and Dianne Gasc on this issue. A written agreement between Wyndham and the Master will be developed.

Charlie Larsen, resident of Walden, questioned the Board about an abandoned home in The Estates. He was told that at this time the Master had no liability and was encouraged to call the Village of Royal Palm Beach.

Kathy Connolly, Oakmont resident, asked for clarification on the return of the Master ARC deposits and Master inspections.

Steve Feiertag thanked the Board for all their good and fine work during the past year.

### **ADJOURNMENT:**

Motion made by Dave Schenkelberg to adjourn the meeting at 9:20 pm.  
Seconded by Bernie Holmstock.  
Motion carries: 5 - 0.