

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
October 28, 2015

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

Officers and Directors present were: Eileen Feiertag, President; David Schenkelberg, Treasurer; Maxine Yoss, Secretary; Charles Larsen, Director; and Carolyn Hmara, Director. Lynn Linfante, Property Manager and Dianne Gasc, Assistant Property Manager, also in attendance. Bernie Holmstock, Vice President, and Max Mollohan, Director, were not present with excused absences.

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

Motion made by David Schenkelberg to waive the reading of the minutes from the Board of Directors Meeting held on September 30, 2015 and approve them as written.

Seconded by Charles Larsen.

Motion carries: 5- 0.

Treasurer's Report: David Schenkelberg reported on the Financials as of August 31, 2015. Operating cash is at \$687,617. Reserve cash is at \$796,336. David Schenkelberg reported that delinquencies in this quarter dropped due to large write offs this month. The Association took Certificate of Title at a foreclosure sale. The unit will be served with a Writ of Possession and eviction unless they agree to a payment plan.

Suspension of Club and Voting Privileges: David Schenkelberg reported any units 90 days past due will be have their Clubhouse and voting privileges suspended as per policy. There are ten units on the current suspension list, and a letter will be sent out by the end of the month. They will have 10 days to pay in full. Otherwise thier account will be sent to the attorney.

Motion made by David Schenkelberg to suspend the Clubhouse and Voting privileges of the 10 units on the list if their accounts are not paid in full before the end of October 2015.

Seconded by Maxine Yoss.

Motion carries: 5-0.

Rohan Samuels, a resident from The Estates, asked questions about the expiring Comcast contract. He was told that the results of the TV Provider questionnaire will be reviewed and discussed in January or February 2016.

Approval of Proposed 2016 Budget Mailer: David Schenkelberg reported there were two Budget workshops to develop the 2016 Budget. Every homeowner will receive a mailed copy of the 2016 MGMA Proposed Budget, even those that are suspended.

On Wednesday, November 18, 2015, the Board will meet to approve the 2016 MGMA Budget. This proposed budget provides for no increase in the quarterly assessments.

Motion made by David Schenkelberg to accept the Proposed MGMA 2016 Budget for mailing.

Seconded by Maxine Yoss.

Motion carries: 5-0.

A copy of the mailing will be posted on the home page of the website.

Property Manager Report: Lynn Linfante reported that the irrigation pump on Pine Road is not working. She called Sullivan Electric to come and diagnosis the issue and submit a proposal for repairs. She reported the Coconut Palm trees around the pool were trimmed on Monday, October 26th and the Eugenia's are scheduled to be trimmed on Monday, November 2, 2015.

Donna Broder, an Oakmont resident, asked about the digging she has seen on Crestwood Boulevard. Lynn reported that AT&T is laying cable.

COMMITTEE AND AD-HOC COMMITTEE REPORTS:

Government Liaison Report: Jeff Hmara, VRPB Councilman, talked about the special meeting the Village of RPB had about building a Race Trac gas station on Southern Boulevard and Royal Palm Beach Boulevard. There will be another meeting tomorrow night at the VRPB Cultural Center at 7:00 pm to hear from the residents on this issue. He explained there is a 10 point criteria that the applicant must prove and the application requirements that must be met before a business is considered.

ARC Committee Report: The following are the MGMA ARC activities since the last report was given on September 30, 2015: The MGMA ARC Committee meetings were held on October 13 and 27, 2015. A total of 13 ARC's were reviewed and approved by the Committee: six for exterior painting; six for landscaping; one pool installation; and one modification to a previously approved ARC. The MGMA Property Manager has completed the final inspection and approved the return of nine ARC deposits for: five for exterior painting; two for fence installations; and two for landscaping. One \$100 ARC deposit was forfeited from an ARC that was approved over one year ago as per policy.

Golf Course Liaison Report: Charles Larsen reported that tomorrow is the last Scrambler because of the change to day light savings time. He mentioned they are trying to start another group earlier in the day. If anyone is interested, they should contact Mike Brady at the Golf Course. Charles reminded the residents they should not be trespassing on the Golf Course and the Golf Course will prosecute trespassers. Eileen Feiertag pointed out that this is addressed in the "Be a Good Golf Course Neighbor" insert that will be mailed out with the Proposed MGMA 2016 Budget mailing.

Lakes Liaison Report: Charles Larsen reported that the lakes are looking good even though we have had dry and hot weather.

Activities Report: Dianne Gasc reported the Halloween party was a huge success. We had over 150 participants. You can view photos of the event on the MGMA website. The next activity will be Meeting with Santa. Date and time will be announced.

Landscape Liaison Report: Carolyn Hmara will speak later on the subject.

MGMA Long Term Plan: Bernie Holmstock not present.

UNFINISHED BUSINESS:

Okeechobee Monument Lighting - Repositioning of Lighting Fixtures: Lynn Linfante reported once the Eugenia's behind the east and west monument walls on Okeechobee Boulevard are trimmed, she will meet with Harold Salkin of Custom Lighting Of America and Carolyn Hmara to discuss the repositioning of the existing lighting. Carolyn Hmara pointed out the Eugenia's are Ficus.

Clubhouse Lighting Project: Maxine Yoss reported on three options for lighting for the Clubhouse walkway: wall mounted, low voltage path lighting and hard wired light poles. Lynn Linfante gave a brief description on each product and recommended that esthetically the Clubhouse would look best with decorative lamp posts and light fixtures. David Schenkelberg felt that the wall mount would be cheaper, but esthetically he thought the pole lamps would be best. Eileen Feiertag was in favor of the pole lamps. Maxine Yoss agreed with David. Charles Larsen presented another option, Volt low voltage "Deck Lighting". Carolyn Hmara was in agreement with Charles.

Motion made by Charles Larsen to install low voltage LED solid brass deck lights by Volt.

Seconded by Carolyn Hmara.

Motion carries: 4-1. Eileen Feiertag voted against the motion.

Eileen Feiertag asked Lynn to check if these fixtures can be hard wired. Lynn Linfante will go out for bids, including the electrical installation.

MGMA ARC Motion: Posted and Color Chart has been revised.

Revision of Procurement Policy: Motion posted.

Holiday Lights: The contract has been signed.

Replacement of Royal Palm Tree at Clubhouse: Completed.

Shade Cover at Playground: Completed.

Diffuser for Lake #18: Charles Larsen is waiting to get a confirmation in writing from Todd Schoenwetter, owner of the Golf Course, to be able to install the compressor and electric for the bubbler on the golf course property. Charles will work with Lynn to develop a scope of work, including any permits, and then go out for sealed bids.

Gym Equipment Repair: Completed. The Physio Step recumbent bike was repaired under warranty.

Trimming of Coconuts Around Pool: Completed.

Trimming of Eugenia's (Ficus) Behind Okeechobee/Crestwood Monuments: Work pending.

Sidewalk Paver Repair: Completed.

Banking Services: David Schenkelberg had been out of town and has not reached out to Tallfield Associates. He expects it to be in place in November.

Comcast Contract: The surveys have been mailed, and about 130 residents have replied. Questionnaires will be reviewed and discussed at the Board Meeting in January or February 2016.

Deeding of Land: David Schenkelberg reported that many of the streets in the Villages were not deeded properly by Minto. The only plat that appears to have been deeded properly was the Clubhouse area. David is working with Rosenbaum Mollengarden, our corporate attorney. The plan is to contact Minto. The motion from the prior Board meeting will expire. No motion has been made at this time, as more information is needed from attorney, Allison Hertz, Esq.

NEW BUSINESS:

Gym Equipment Maintenance Repair: Charlie Larsen made a motion to repair the gym equipment.

Motion made by Charles Larsen to have Pro Fitness do the gym repairs listed on the quote from July 24, 2015 to replace multiple grips not to exceed \$433.54.

Seconded by Maxine Yoss.

Motion carries: 5-0.

Annual Members' Meeting Packet: Eileen Feiertag reported that Allison Hertz from Rosenbaum Mollengarden reviewed the Annual Members' Meeting Packet and recommended only minor changes. She wanted to remind the Board that our documents state that nominations must be taken from the floor. Therefore, her recommendation is not to include a self-nomination form in the packet. Allison Hertz reminded the Board that a resident can't run for the Board if they owe any fee, fine, or other monetary obligations due to the Association.

Motion made by David Schenkelberg to remove the self nominating form from the Annual Members' Meeting Packet.

Second by Maxine Yoss.
Motion carries: 5-0.

Xerox Contract:

Motion made by Maxine Yoss to renew the Xerox contract as presented.
Seconded by Charles Larsen.
Motion carries: 5-0.

Fall Season Flowers and Upgrade: Carolyn Hmara passed around pictures of her recommendation for the fall plantings including location, giving the Board a choice of New Guinea impatiens, Trinettes, or Crotons. No statement of work was presented. She verbally listed quantities and prices: plant 30 New Guinea impatiens by the monument on Crestwood Boulevard (\$67.50); plant 50 Trinettes by the driveway into the Clubhouse at the base of the first Coconut Palm cluster (\$600); no plants by the driveway into the Clubhouse at the base of the second Coconut Palm cluster (mulch only); plant 10 Crotons by the driveway into the Clubhouse at the base of the sign (\$120). plant 28 Trinettes by the driveway at the base of the Sabal Palm cluster (\$336); plant 15 Crotons by area surrounding the flagpole (\$180); plant 120 New Guinea Impatiens at the area at the front of the Clubhouse (\$270); plant 128 Crotons (64 on each side) on each side of walkway leading to the front door of the Clubhouse(\$1,536); plant 22 Gold Mounds (11 on each side) of the Okeechobee/Crestwood Boulevard monuments at the upper level of the flagstone wall (\$264); Plant 16 New Guinea Impatiens (8 per side) of the Okeechobee/Crestwood monuments at the lower level of the flagstone wall (\$36); and plant 45 Bar Harbor Juniper bushes at the island tip at the intersection of Okeechobee and Crestwood Boulevards ((\$540). Motion made by David Schenkelberg to have High Standards install the above flowers and plants not to exceed \$4,000. Seconded by Maxine Yoss.
Motion carries: 5-0.

Steve Feiertag, a Fairfax resident, asked why this was not sent out for at least two sealed bids as per the Association's Procurement Policy? Eileen Feiertag responded as this was a budgeted item and High Standards is our landscaping contracted vendor. They would be doing the installation work as per their contract. Steve commented that the Procurement Policy does not provide exceptions for budgeted items or for preferred vendors. He asked if the Board determined it was not possible to get more than one bid, since the policy provides for at least two bids whenever possible? Eileen responded that in this case it was not possible to get additional bids. Steve then recommended that the Board revisit the Procurement Policy.

Clubhouse Roof Repair: Lynn Linfante reported there are two leaks in the Clubhouse roof and submitted proposals from Pace Roofing and Roofing Systems contractors for repairs.
Motion made by Charles Larsen to approve Pace Roofing as recommended by the Property Manager, not to exceed \$1,100.
Seconded by Maxine Yoss.
Motion carries: 4-0. David Schenkelberg had stepped out of the room and did not vote.

Relocating Air Conditioner Sensor: Dianne Gasc reported the air condition thermostats for the Clubhouse are located in the office and when the office door is locked in the evenings and on weekends the Clubhouse gets too warm and residents are complaining. She spoke with Mr. Yoder from Romar A/C our air conditioning contractor, who suggested moving the sensor to the outside of the Clubhouse office. We are waiting for his proposal.

OPEN FORUM:

Donna Broder, an Oakmont resident asked about the Oyster plants located at Grand Oaks Boulevard and Pine Road. They are not doing well. Lynn Linfante responded that we should give them another month because the problem was the irrigation and it's been repaired.

Alma Ahuatzin, a Saratoga resident, complained about the tree in front of her home that is damaging the sidewalk. Eileen Feiertag suggested that she notify the Property Manager of her Village.

Charles Larsen expressed his concern about the look of the grass located on the north side of Okeechobee Boulevard between the sidewalk and swale. He thinks there should be irrigation installed. Lynn explained that this is a county road and is not Madison Green property.

ADJOURNMENT:

Motion made by Charles Larsen to adjourn at 8:55 pm.

Seconded by Maxine Yoss.

Motion carries: 5-0.

Meeting adjourned at 8:55 pm.

Respectfully submitted by:

Lynn Linfante

MGMA Property Manager

Approved on November 18, 2015