

MADISON GREEN MASTER ASSOCIATION

Board Meeting

September 26, 2018 at 6:30 pm
Madison Green Clubhouse

Officers and Directors

Charlie Larsen, President
Bernie Holmstock, Vice President
David Schenkelberg, Treasurer
Maxine Yoss, Secretary
Gary Garramone, Director (Arrived 6:43pm)
Michael Axelberd, Director - Absent
Paul Read, Director (Arrived 6:43pm)

Management

Kerri Peters, Property Manager
Pati MacDonald, Assistant Manager

1. **Established a Quorum**
2. **Affirmation of Proper Notice:** Mr. Larsen stated the meeting was properly noticed and in accordance with the By-Laws and a quorum was present.
3. **Called to Order:** Mr. Larsen, President, called the meeting to order at 6:33 pm.
4. **Pledge of Allegiance.**
5. **Approval of Minutes** - Mr. Holmstock made a motion to approve the minutes of the Board Meeting from August 22, 2018. Motion seconded by Mrs. Yoss and unanimously approved.
6. **Treasurers Report:**
 - **August 2018 Financials** – Mr. Schenkelberg reviewed the Treasurer’s Report for the month of July.
 - **Attorney-Changes to Firm Association Retainer** – Mr. Schenkelberg reported that starting in January of 2019, the attorney will be billing the association monthly instead of when amounts are collected.
 - **Budget & Board Meetings**-Mr. Schenkelberg stated that Budget Workshop scheduled for Tuesday, October 23rd has been cancelled. He also mentioned that the October Board Meeting that was scheduled for the 24th has been moved to October 17th.
7. **Property Manager Report** - The Property Manager, Kerri Peters, reported that the Clubhouse tile cleaning has been completed. The pool deck is still being treated each month for ants. She has reported that exterior painting will commence in the next month and that the Clubhouse will need to close for a day
8. **ARC Report** – The Assistant Property Manager reported the following are the MGMA ARC activities since the last report given on August 22nd. The MGMA ARC Committee meetings were held August 24th, September 4th and September 18th, 2018. A total of 15 ARC’s were reviewed and approved by the committee. A total of 4 ARC final inspections were done and approved. There were two forfeits for the month of August.
9. **Government Liaison Report** – Mr. Hmara was absent for his report this month.
10. **Committee and Board Liaison Reports**
 - **Golf Course Liaison Report** – Mr. Garramone reported the Golf Course is showing the football games during the season.
 - **Lakes Liaison Report:** - Mr. Larsen reported that he and the Property Manager inspected all the lakes with our vendor. There are a few lakes that need additional

treatments. Mr. Larsen also reported that he sent a letter to Indian Trails Water Management to ask why the lakes were dramatically lowered.

- **Landscape Liaison Report (Seasonal)** – Mrs. Yoss reported that the two discs at the median of Crestwood and Okeechobee were damaged. She was able to find one but is searching for another.
- **Landscape Liaison Report (Grounds)** – Mrs. Peters reported on behalf of Mr. Axelberd regarding the placement of the jacaranda tree directly outside the back doors of the clubhouse. The Board agreed on the placement.
- **Activities Liaison Report** – Mr. Holmstock reported the Halloween event will be held on October 27th between the hours of 2pm-4pm. The staff will be looking for volunteers.

11. Old Business

- **New Maintenance Building** – Mr. Larsen reported the design of the building has changed which could lower the cost.
- **Hearing/Grievance Committee**- Mr. Schenkelberg made a motion to approve Mr. Feiertag, Mrs. Broder and Mrs. Daniels as members of the Hearing/Grievance Committee. Motion seconded by Mrs. Yoss and unanimously approved. Mrs. Yoss volunteered to be the Board Liaison for this committee. The first meeting will be held in the coming weeks.
- **ARC resignations & Appointments**-Mrs. MacDonald reported that one ARC Committee member is resigning and another will become an alternate member. Mr. Schenkelberg made a motion to accept the resignation from Judy Masotti and allow Marty Ross to be an alternate on the ARC Committee. Motion seconded by Mr. Garramone and unanimously approved.

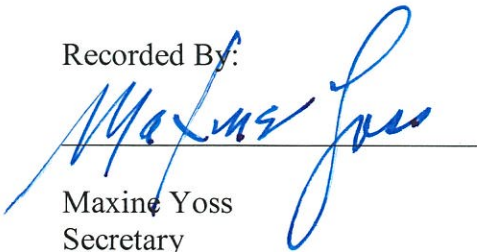
12. New Business

- **Pool Maintenance Agreement** – Mrs. Peters reported that over the past few months, the current pool vendor has not been performing their contractual duties to our standards. Mr. Holmstock made a motion to terminate the contract with Living Water Pool Service which requires 30 days' notice and approve Get Wet Pools to take over servicing the pools in the amount of \$1,660 per month for a term of one year. Motion seconded by Mrs. Yoss and unanimously approved.
- **Pump Station Maintenance Agreements**-Mr. Holmstock made a motion to approve the proposal from Hydro Dynamics in the amount \$3,700.00 to service all three-pump stations for 2019. Motion seconded by Mrs. Yoss and unanimously approved. Mr. Garramone asked the Property Manager for a list of expenses for the pump station in 2018.
- **Polling Location Agreement in 2019**-Mr. Schenkelberg made a motion to approve the polling location agreement for Madison Green Master Association in 2019. Motion seconded by Mr. Holmstock and unanimously approved.

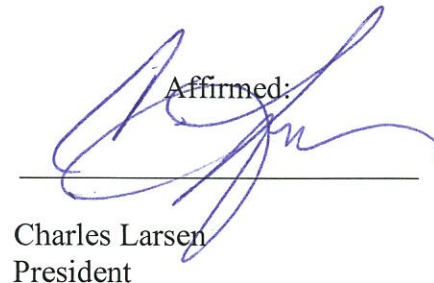
13. Adjournment

Mr. Schenkelberg made a motion to adjourn the meeting at 7:50 pm. Motion seconded by Mr. Holmstock and unanimously approved.

Recorded By:


Maxine Yoss
Secretary

Affirmed:


Charles Larsen
President