

**Madison Green Master Association  
Board of Directors Meeting  
Minutes  
April 27th, 2011**

Jess Santamaria was our guest speaker and addressed the residents from 6:40pm -7:25 pm

Jeff Hmara, President, called the meeting to order at 7:32 pm

Officers and Directors present: Bernie Holmstock, Vice President, Joe Gall, Secretary; David Schenkelberg, Treasurer; Eileen Feiertag, Frank Mastrocco, Directors. Mike Quinn, Property Manager. Dianne Gasc, assistant Property Manager. Absent: Ross Shillingford

Quorum was established. Proper notice given.

Motion by Eileen Feiertag to waive reading of February 23rd minutes and to approve said minutes. 2<sup>nd</sup> by Frank Mastrocco. Frank Mastrocco abstained because of his absence last month.

Motion Carries: 5-0 vote.

President's Message:

See attached report

**Reports**

Sheriff's Report

None

Treasurer's Report

See Attached

David Schenkelberg made a motion not to renew the 6 month CD in Flagler Bank that is maturing but instead take out a 12 month CD at Flagler Bank for an interest rate of .95 %. Eileen Feiertag 2<sup>nd</sup>.

Motion Carries: 6-0 vote

David Schenkelberg wanted to give an update on the foreclosures to date but Attorney John Kinsey's office has been unresponsive as of late.

Property Manager's Report

See Attached

**Committee Reports.**

Landscape Committee Report

Joe Gall reported that he is working with a few local nurseries to get viable ideas on closing in the Okeechobee Berm. Why not a wall or a fence? We are on a limited budget and in years past, a wall or fence have been very expensive. Other areas around the community will be addressed soon. We are timing the plantings to coincide with the rainy season.

## Lanai Committee

Joe Gall showed the board 3 bids.- To discuss in unfinished business.

## Activities Committee

Bernie Holmstock reported that there are many signup sheets for various activities. The annual Easter Egg Hunt went very well. 75 kids signed up but 150 showed up with parents. Madison Green now has a Facebook Page for another way to reach out to residents.

## ARC Committee:

Liz Shaffer reported that the ARC Committee is not getting full compliance from Village Property Managers. Applications are not being filled out properly. There are a lot of omissions, landscaping is not described well. Need to contact the property managers to have them more aware of the problems and make sure the residents are more specific on the ARC form.

## Privilege Suspension Committee

Steve Feiertag reported that of the 34 homes in question, 16 made payment leaving 18 suspended.

## Unfinished Business

Carp Fish 12 inches or larger will not escape, according to FFWCC email. The permit was modified to include a minimum of 12 inches. Jeff from Palm Beach Aquatics agreed to charge an extra \$126 for the increase of size. Joe Gall made a motion to approve the installation of 365, 12 inch, Carp fish for a total not to exceed \$5000. 2<sup>nd</sup> by Eileen Feiertag.

Motion Carries: 6-0 vote

Palm Beach Aquatics had to do some extra skimming on the Lexington lake.

Bernie Holmstock made a motion to pay Palm Beach Aquatics \$250 for the extra skimming of the Lexington lake. In the future Palm Beach Aquatics will call or email before doing the work or they will not be compensated.

Motion carries: 5-0 vote. David Schenkelberg abstained.

Flag pole proposal: tabled.

Lanai proposals: tabled again painfully to get a complete, detailed cost proposal for every item to be purchased, cleaned, etc. for the entire room. Need to discuss where to take the money from.

Business use of the clubhouse issue: tabled

Eileen Feiertag made a motion to adopt the new procurement policy to replace interim procurement policy. David Schenkelberg 2<sup>nd</sup>. See attached.

Motion Carries: 6-0 vote

Eileen Feiertag made a motion to adopt the Purchase Order Policy and to use the new Purchase Order form and to create a log. 2<sup>nd</sup> by David Schenkelberg.

Motion Carries: 6-0 vote

Bernie Holmstock made a motion to pay \$1375 per month to Living Waters Pool Company for a one year contract commencing June 1<sup>st</sup>, 2011. The contract will have a 30 day out clause. They will service our pool 3 days per week. 2<sup>nd</sup> by Joe Gall.

Motion Carries: 5-0 vote. Eileen Feiertag abstained.

Tree trimming – Tabled

The Village of Royal Palm Beach wants Madison Green support for the creation of a bicycle lane along Crestwood Blvd. They also want to widen the sidewalk north of Saratoga. The Board recommends not signing the Village of Royal Palm Beach approval letter.

Suspension of privileges for residents that do not comply to clubhouse rules – tabled

Lifeguard? To explore options.

David Schenkelberg wants to make an accounting change. Move the line item Tennis Court Lights Repair to Tennis and Basketball line item

Open Forum

Golf course trees need trimming

Bernie Holmstock made a motion for the golf course restaurant provide a temporary sign to be placed by the pool with a limited menu for our residents to call for service.

Motion carries: 5-1 vote.

Meeting Adjourned 9:55 pm

Secretary

Joe Gall