

**Madison Green Master Association
Board of Directors Meeting
Minutes
December 15, 2010**

President Jeff Hmara called the meeting to order at 6:33 pm

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

Quorum was established.

Motion by Eileen Feiertag to approve November 17th minutes as corrected, 2nd by Bernie Holmstock. 2010 Board member Steve Feiertag was consulted to validate the minutes. Changes: Residents are able to use the guest pass without the resident present. Also add: Director Vern Hetherington was absent from the meeting. Motion Carries: 7-0 vote.

Motion by Eileen Feiertag to approve December 6th minutes, 2nd by Ross Shillingford. Motion Carries: 7-0 vote.

Reports

Treasurer's Report

See Attached

\$84,647 of the approx. \$105,000 as been paid to Tropical Pools for the renovations out of the reserves account.

We are going over the minimum limit of transactions before incurring fees on ARC deposits.

Motion by David Schenkelberg to change the BB & T money market account to an interest bearing checking account in order to avoid these fees. 2nd by Eileen Feiertag.

Motion carries: 7-0 vote

David recommended to Mike Quinn to bundle invoices in the future to avoid fees by the bank.

Jeff Hmara commented to make financials available to residents at the monthly meetings.

Jeff will conduct the meetings in the following format with regard to voting topics: Make motion – board discusses topic – audience comments (2-3 minutes, wait to be called, stay on topic) then the board votes.

Property Manager's Report

See Attached

Guest Speaker: Steve Marino, Tropical Pools said that the pool will be done Dec. 18th or 19th and ready to start filling with water. Price went up to \$105,000 because he found 8 damaged marine lights (seals corroded), corroded hand rails and ladders needed to be replaced, chemicals drums needed to be put on a concrete slab (not on the ground) for health/safety reasons. Found many valves leaking. Need to be replaced ASAP. Total cost \$3000 includes elements for filtering. Need experienced pool company to keep new pool and equipment serviced in the first year.

Motion by David Schenkelberg to approve additional pool work over budget, 2nd by Eileen Feiertag. Motion carries: 7-0 vote

Motion by Bernie Holmstock to replace valves /elements for pool pumps up to \$3000 with the condition that Mike Quinn get 2 more competitive bids and proceed at Mike's recommendation, 2nd by Joe Gall.
Motion Carries: 7-0 vote.

Discussion: Installing a mosaic tile dolphin pattern at the bottom of the pool for a cost of \$980.

Motion by Eileen Feiertag to approve the mosaic dolphins with beach ball pattern for \$1000, 2nd by Bernie Holmstock.

Motion carries: 6-1 vote. David Schenkelberg voted no.

Motion by Eileen Feiertag to pay \$5523 to Allstate Management, our former lakes maintenance company, for the services rendered as stated in the past due invoice. This would release Madison Green Master Association from their lien against us as well as officially terminate their contract. 2nd by Ross Shillingford.

Motion Carries: 6-1 vote. David Schenkelberg voted no.

Revise composited ARC rules and regulations: tabled

Check signatures: all documents filed. Waiting on bank.

Discussion: Staffing. We are in need of an assistant to Mike Quinn to handle administrative duties as well as front desk duties. Either the Property Manager or Assistant should be on the premises the majority of the open hours to handle residents' concerns.

Motion made by Eileen Feiertag to work with the current staff with the administration of the office while we post an ad to hire an assistant, 2nd by Bernie Holmstock. Salary was built into the 2011 budget.

Motion carries: 7-0 vote.

Motion by Eileen Feiertag to clarify Clubhouse hours. Monday – Thursday 6:00 am – 10:00 pm, Friday 6:00 am – 8:00 pm, except on movie night close at 9:00 pm. Saturday and Sunday 7:00 am – 8:00 pm. Pool Hours Dawn to Dusk. Clubhouse closed Thanksgiving Day, Christmas Day, and New Years Day. Christmas Eve close at 2:00 pm, New Years Eve close at 4:00 pm. 2nd by David Schenkelberg

Motion Carries: 7-0 vote.

Motion by Eileen Feiertag to re-establish the ARC Committee: Members Judy Ratka, Liz Shaffer, Jennifer Sandman and Marc Oliveri as an alternate. 2nd by David Schenkelberg.

Motion Carries: 7-0 vote.

Motion by Eileen Feiertag to re-establish the Privilege Suspension Committee to meet quarterly. Members: Rudy Gonzalez, Liz Shaffer, Mike Monahan and alternate Steve Feiertag. 2nd by David Schenkelberg .

Motion Carries: 7-0 vote.

Motion by Eileen Feiertag to dissolve the Security Committee. 2nd by David Schenkelberg

Motion Carries: 7-0 vote

Discussion: Goals & Objectives for 2011 Board. See attachment.

Motion by Eileen Feiertag to continue the Ad Hoc ARC Procedures Committee with Jeff Hmara and Eileen Feiertag until finished. 2nd by David Schenkelberg .

Motion Carries: 7-0 vote

Motion by Eileen Feiertag to continue the Ad Hoc Staff Search Committee with Carolyn Hmara, Eric Ford, Joe Gall and Steve Feiertag. 2nd by David Schenkelberg.

Motion Carries: 7-0 vote.

Motion by Eileen Feiertag to form a Clubhouse Activities Committee with Jay Broder, Bernie Holmstock, Christine Yacovella, Andrew Sossa and Fran Guardo. 2nd by David Schenkelberg .

Motion Carries: 7-0 vote.

Eileen Feiertag to set Master Association 2011 schedule for the last Wednesday of every month starting at 6:30. September 21st and December 14th are the only exceptions. 2nd by Frank Mastrocco.

Motion Carries: 7-0 vote.

Discussion: Topics for next meeting; Set a number of meetings a board member can miss before asking for resignation. Re-examine the Family Guest Pass Policy.

Motion made by Bernie Holmstock to not suspend privileges for homeowners if they have a balance of \$50 or less and do not send a letter to the homeowner and lift current suspensions of homeowners with a balance under \$50. 2nd by Ross Shillingford.

Motion carries: 6-1. Jeff Hmara voted no.

OPEN FORUM

Motion for ADJOURNMENT 9:15 by Jeff Hmara. 2nd by Eileen Feiertag.