

Madison Green Master Association
Board of Directors Meeting
Minutes
May 25th, 2011

Jeff Hmara, President, called the meeting to order at 6:31 pm

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

Quorum was established. Proper notice given.

President's Message:

See attached report

Motion by David Schenkelberg to waive reading of April 30th minutes and to approve said minutes. 2nd by Bernie Holmstock. Ross Shillingford abstained because of his absence last month.

Motion Carries: 4-0 vote.

Reports

Sheriff's Report

None

Treasurer's Report

See Attached

Recent audit of MGMA 2010. We are in better shape financially than many other HOA's, according to the audit company. The audit showed that our books are clean, with little to adjust.

David Schenkelberg made a motion to approve the audit as written by Gerstle, Rosen & Goldenberg, P.A. 2nd by Joe Gall.

Motion Carries: 5-0 vote.

David and Jeff had meeting with the delinquency investor. Little accomplished. No agreement written yet.

The adjuster wants to adjust bad debt – reduce the allowances. Uncollectible have never been written off which throws off the balance sheet.

Committee Reports.

Landscape Committee Report

The Carp fish have been installed.

Okeechobee berm project moving along. We are considering layers of landscaping as a functional deterrent. We are working on getting quotes from vendors.

Ross Shillingford made a motion to award Southern Exposure the contract for Palm Tree trimming and Jason's Arborcare for the hardwood trimming in preparation for the upcoming hurricane season. Bernie Holmstock 2nd.

Motion carries: 5-0 vote.

Royal Palm Beach Government Liaison Committee

Jeff Hmara discussed the task force activity on the old wastewater facility land use. The task force is finished for now. The matter has been tabled for one year.

Activities Committee

Bernie Holmstock reported that the water aerobics and yoga programs have been suspended due to insurance coverage issues. The insurance agent is trying to figure out a resolution. 14 residents attended the wine tasting event. It will be held on a monthly basis. Total Wine will be the host.

Lanai Committee+++

Joe Gall made yet another presentation to enclose the Lanai Room. Most proposals are in place. Received endorsement from the Treasurer. Funds should be taken from Comcast monies. Before a motion was made, a straw poll was taken asking the 11 homeowners in attendance if they are for or against the Lanai room renovation project. 9 homeowners voted for, 0 voted against, 2 abstained from voting.

Joe Gall made a motion to move forward with the proposed plan to enclose the Lanai room with acrylic removable windows and run a separate A/C unit to that room. The project is not to exceed \$35,000 Ross Shillingford 2nd.

Motion carries: 4-1 vote. David Schenkelberg voted no.

ARC Committee:

Liz Shaffer reported that there needs to be a policy about flipping colors (trim & base). Maxine Yoss, Liz Shaffer with Eileen Feiertag to form a committee to address home colors.

Privilege Suspension Committee

Liz Shaffer reported that a homeowner's privileges were immediately suspended when their check bounced the day before suspension.

Unfinished Business

Discussion about hiring a security guard or a lifeguard for the summer. Need to check to see if hiring a lifeguard would increase our cost of liability coverage.

The golf course restaurant menu sign for our pool area is still in the works.

Flag Pole: Tabled

Business use of the clubhouse: Tabled to include discussion from Eileen.

Non compliance of clubhouse rules: Tabled

David Schenkelberg made a motion to increase the limit our employee fraud, dishonesty and forgery policy to from \$100,000 to \$500,000 for an increase of annual premium to \$805.30 with Travelers Insurance with a \$2500 deductible.

Motion carries: 5-0 vote.

Open Forum

Topics discussed:

Need pest control bids

Add recycle bins

Time to give thought to improving gym equipment and possibly gym expansion.

Meeting Adjourned 8:40

Secretary

Joe Gall

