

**Madison Green Master Association**  
**Board of Directors Meeting**  
**Minutes**  
**August 31, 2011**

Jeff Hmara, President, called the meeting to order at 6:30 pm

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

Quorum was established. Proper notice given.

Motion by David Eileen Feiertag to waive reading of June 29, 2011 minutes and to approve said minutes as written. 2<sup>nd</sup> by Bernie Holmstock.

Motion Carries: 7-0 vote.

The September Master Board meeting is scheduled for the third Wednesday, September 21<sup>st</sup>.

### **Reports**

President's Message:

See attached report

Sheriff's Report

None

Treasurer's Report

See Attached

### **Committee Reports**

Landscape Committee Report

Ross Shillingford gave a video presentation of the primary gaps along the Okeechobee berm near the M1 canal. He gave a few price options.

Eileen Feiertag made a motion to close the one of the gaps in the Okeechobee berm near the M1 canal with option #2 with High Standards for \$695 which includes: Chinese Fan palms and bougainvillea with mulch.

Dave Schenkelberg 2<sup>nd</sup>.

Motion carries: 7-0 vote

Ross Shillingford gave a video presentation showing where 56 Queen Palm trees were missing and needed replacement. He suggested replacing them in phases. Dave Schenkelberg made a suggestion to make a line item in next year's budget for tree replacement

Joe Gall made a motion to approve phase one of the palm replacement with foxtail palms program to spend \$3,405. Eileen Feiertag 2<sup>nd</sup>.

Motion carries: 7-0 vote

Lake #25 needs skimming. It will cost \$275 for Palm Beach Aquatics. Lynn Linfante has authority to spend the money with the understanding that the Procurement Policy is to be followed.

## Government Liaison Committee Report

Jeff Hmara reported on the August FLNA meeting. RPB village managers attended. There was good representation. It was a learning experience. Overall a positive experience.

Any decision or mention of our community must be brought to us first before they print in their newsletter.

Eileen Feiertag made a motion for MGMA to join the FLNA. David Schenkelberg 2<sup>nd</sup>.

Motion Carries: 7-0 vote

Revisit: Flyers promoting outside events or businesses in our clubhouse. The current policy is to not allow any such flyers. The policy will continue.

David Swift of RPB Village Council resigned. This is a good opportunity for a Madison Green resident to get involved. The following people volunteered to serve on this committee to find a candidate: Bernie Holmstock, Frank Mastrocco, Steve Feiertag, Jeff Hmara, and Chris Yacovella.

### Activities Committee:

Bernie Holmstock reported that he delegated many of the activities to PM Lynn Linfante. Instructors for Zumba, water aerobics and yoga have been found. We are waiting on insurance forms. Classes will resume next week.

### Lanai Committee:

Joe Gall reported that the Lanai project is almost complete. We are still waiting for the electrician and A/C contractors to submit paperwork. Work should begin soon. The windows portion of the renovation is complete. We are working toward new cushions, tables, chairs, fans, paint and cleaning the floor. Hopefully, this project will be completed by the end of September.

### Clubhouse Operations:

There will be a new hire because of our current staff cutting hours due to school. We are looking to add 1-2 new employees. Dianne and Lynn will rotate working Saturdays.

### ARC Committee:

Pure White color scheme with white trim:

Eileen Feiertag made a motion to suspend the gray color trims to the pure white color scheme that were approved last month. Dave Schenkelberg 2<sup>nd</sup>.

Motion Carries: 7-0 vote.

### Privilege Suspension Committee

Steve Feiertag mentioned that there was no report this month because they meet quarterly. We need to train Lynn on the procedures.

### Unfinished Business

Elliptical Trainers: waiting on pricing. Looking to replace using capital improvement reserve funds.

Playground: Collecting information.

Palm Estates cart path crossing hazard. The golf course agreed to flash a warning on their GPS monitors on the golf carts when approaching the intersection. Talks continue with the golf course GM about erecting a stop sign.

Tennis court awning: To be completed next Thursday or Friday.

Eileen Feiertag made a motion to impose financial penalties and add a provision to all future contracts to penalize vendors for giving board members and/or employees products or services below market value. Frank Mastrocco 2<sup>nd</sup>.

Motion does not carry: Vote 1 -4 with 2 abstaining.

It was agreed to look into ethics disclaimer language for future contracts.

New Business:

Discussed adding instructor insurance to current policy for \$120. Not going to happen.

Security Camera replacement

David Schenkelberg made a motion to spend \$275 for a new camera from TEM. Eileen Feiertag 2<sup>nd</sup>.

Motion carries: 7-0 vote

David Schenkelberg made a motion to approve the purchase of a Pegasus DVR by Muzak for \$1500 not to exceed \$2000 total cost. (to answer the mouse interface at additional cost question). Eileen Feiertag 2<sup>nd</sup>.

Motion carries: 7-0 vote

Fascia at pool pavilion:

David Schenkelberg made a motion to use Walsh to replace four feet of rotten fascia board for \$450. Eileen Feiertag 2<sup>nd</sup>.

Motion carries: 7-0 vote

Comcast adapters for TV's:

Comcast wants to charge us as a commercial account \$95 per month for new digital adapters. All channels will not work now. We need to call CSI to negotiate us a better deal or at least reclassify us as residential to get the \$2 rate.

Music at the pool:

Muzak gave us a proposal for \$3000 plus \$65 per month that would improve great room sound too.

Open Forum:

Rich Moore explained why pool party fell apart.

Suggestion made to create MG business owners directory.

Bernie Holmstock made a motion to allow the General Manager and management staff only of the golf course to use our gym during non peak hours, not to exceed 6 people, for a 2 month trial period. David Schenkelberg 2<sup>nd</sup>.

Motion Carries: 6-1 vote.

Annual Meeting date set for December 6<sup>th</sup> at 6:00 pm

Meeting Adjourned 9:55 pm

Secretary

Joe Gall