

**Madison Green Master Association
Board of Directors Meeting
Minutes
June 29, 2011**

Guest Speaker: Joe Boyle, President of FLNA. Also President of Saratoga Pines HOA. Mr. Boyle wants other associations to join FLNA to share ideas. FLNA.org

Jeff Hmara, President, called the meeting to order at 6:52 pm

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

Quorum was established. Proper notice given.

Motion by David Bernie Holmstock to waive reading of May 25th minutes and to approve said minutes with elimination of "fish ready to eat" comment . 2nd by Ross Shillingford. Eileen Feiertag and Frank Mastrocco abstained due to their absences last month.

Motion Carries: 4-0 vote.

Reports

President's Message:

See attached report

Sheriff's Report

None

Treasurer's Report

See Attached

Of the 329 delinquent units, 70 of those owe less than \$70.

There are 41 payment plans, 80 cases filed from attorney John Kinsey's office.

Of the 41 payment plans, only 19 are current. The remaining 22 are in default, privileges immediately suspended and foreclosure process resumes.

Madison Green holds 5 titles on homes.

Committee Reports.

Landscape Committee Report

Ross Shillingford

There was recently some minor erosion to the lake behind the Clubhouse. High Standards bid \$300 and Palm Beach Aquatics bid \$2300 for a more extensive fix.

Ross Shillingford made a motion to repair the erosion area in the lake behind the clubhouse using a vendor to be determined after a third bid is obtained to satisfy the procurement policy and not to exceed \$500.

Motion Carries: 7-0 vote

The Okeechobee berm project: We are still getting bids, including various types of fencing.

Jason's Arborcare has his required paperwork submitted and is ready to start his tree work. Southern Exposure, however, has not submitted his required paperwork.

Ross Shillingford made a motion to give Southern Exposure one week to submit paperwork. If paperwork is not submitted in one week then the contract will be awarded to Jason's Arborcare for a total of \$19752 which includes all palms and hardwood trees.

Motion carries: 7-0 vote

Activities Committee

Bernie Holmstock reported that there are no more sign-ups until the insurance issues can be resolved.

Attorney Direktor and our insurance agent advises against non-insured trainers. We are leaning toward proposing a policy to have all instructors and trainers to be licensed and insured.

The 4th of July pool party has been scheduled and organized for Noon-3pm. Our own Jovan will be paid to DJ the event.

Bernie Holmstock made a motion to make an exception to our Clubhouse alcohol policy and allow wine tasting for educational purposes with a hold harmless waiver signed. 2nd by David Schenkelberg

Motion carries: 5-0 vote. Eileen Feiertag abstained, Jeff Hmara voted no.

The next wine tasting is scheduled for July 23rd. \$10 per person

Lanai Committee

Joe Gall reported that the Lanai project is going very slowly. An architectural drawing needed to be drawn for the Village of Royal Palm Beach Building Department. A heat load calculation company was needed to provide a heat load calculation to the Air Condition vendors for the purposes of selecting the correct tonnage. After the heat load calculation finishes, then the board can select an A/C company. Once the A/C company is selected, then the project can officially begin.

Operational Procedures

One employee resigned, two new employees were hired. A pool attendant is in place, equipped with a whistle, walkie talkie, lighter apparel and a hat. They are to patrol the entire facility, not just the pool. All guest ID's are being checked by the front desk. Delinquent residents have been getting in as guests.

ARC Committee:

Liz Shaffer reported that they will forego flipping colors (trim & base). They will have a meeting with Sherwin Williams to explore color choices for additional trim colors for the Pure White color scheme.

Privilege Suspension Committee

The next meeting is scheduled for July 12th. 40 letters have been mailed.

Unfinished Business

A pool attendant is in place.

Eileen Feiertag made a motion: MGMA will offer organized Clubhouse activities, some of which will include the hiring of an instructor/trainer. The following are the procedures for doing this: All instructors/trainers must be licensed and certified (if the certification is possible), and must carry their own liability insurance. The instructor/trainer must sign a "hold-harmless" agreement provided to them by the Madison Green Master Association and also provide the MGMA with a certificate of insurance showing the MGMA listed as additional insured as well as certificate holder. Homeowners/approved Renters attending such classes will sign a "hold-harmless" agreement for each series of classes. Homeowners/approved Renters may bring invited guests,

subject to class size, and only after Madison Green Homeowner/approved Renters have signed up. These guests will pay a slightly higher fee, as they are non-residents of Madison Green. 2nd by David Schenkelberg.
Motion carries: 7-0 vote

Eileen Feiertag made a motion for Business use of the clubhouse, 2nd by Ross Shillingford: Tabled to get wording right.

New Business:

Tennis Court – Basketball light replacement. Need to figure out when to replace.

Gym elliptical machines are rusting, are obsolete and require frequent maintenance. Need to get 3 estimates for replacement.

Kids playground is in need of cleaning and repair. Need to explore options in near future.

Cancer fundraising event at golf course. A resident wants to put up signs in the median. The resident can submit an ARC application and conform with RPB guidelines.

FLNA membership discussion tabled.

We need 10 new umbrellas for the pool. Fred to get bids. Joe Gall to oversee project. Because of the urgency, a vote by email will be necessary ASAP.

Maggie Zeller, Wyndham resident, former board member won the “Stiletto Award” in recognition of her volunteer work.

Meeting Adjourned 9:22 pm

Secretary

Joe Gall

