

**Manager's Report
For
February 2011**

We continue to roll along in a positive direction. The Board of Directors, your management team and staff have been very busy. We have been concentrating our effort to put an operating structure in place that will resolve how the MGMA conducts business on an on-going basis. There are several parts of this new operating structure which includes a procedure manual that will set guidelines for how each and every situation is handled. In this way, all daily business that the MGMA is responsible for is resolved in the same manner. This procedure manual is being produced as the Board of Directors approves policies recommended by committee and management. This is a monumental task that takes time to ensure the MGMA gets it perfect. This will take patience, understanding and constant communication with everyone involved. This month's management report will update the January report and relate all information on pending and upcoming issues.

A Procurement Policy which includes procedures for purchases, approval of agreements and contracts

A few weeks ago the Treasurer, President, Board Members and Management put forth a written recommendation to resolve these key elements for the Board of Directors to consider and approve at the February 23rd, 2011 Board Meeting. This policy is the foundation on how business will be conducted from this day forward.

Current Contracts/Agreements

We are deep in the process of reviewing all contracts and agreements with vendors that do business with the MGMA. It is our goal to make recommendations as to whether we continue with a vendor, renegotiate or terminate the relationship as these contracts/agreements expire. This effort will produce a solid dependable approved vendor list with all required documentation. In the long run, it should help us reduce cost for these services.

The Landscape, Wetlands and Lakes Committee

This committee met with management on Saturday morning 2/12/11. We discussed several bids from vendors followed by an inspection of Madison Green. At this point we agreed to stay with High Standard for Landscape maintenance, upon approval of the Board of Directors. The other bids will need more research and meetings of this committee before any other recommendation can be made to the Board of Directors.

*Discuss Jason's Arbor Care & East coast mulch agreement

The Wetlands and Lakes are really looking good. We have a permit and a proposal from Palm Beach Aquatics to stock the Lakes with Carp. The permit requires NO barriers which made the project very expensive. We will get two more bids to stock the Lakes before the Committee can make a recommendation to the Board of Directors to approve this project.

Pools and Pool Heaters

The pool(s) are operating perfectly. As the sun continues to help heat the pool(s), we will turn off heating units to save money, but keep the pool(s) warm.

Kiddie Room Leak

We have excavated the area next to the kiddie room and did a flood test. We discovered no leak in the foundation, wall or windows. It appears to be wind driven rain in to the roof vents located in the soffit. We will install six inch water diverters in front of these vents which should permanently resolve this problem.

Gym

We are doing a detailed cleaning of the gym. We are requesting reports from several different sources to determine the quality of the equipment. We should be able to make a recommendation as to whether any equipment needs to be replaced.

Staff

A meeting of the Board of Directors and management is being scheduled. A proposal is being formulated to ensure peak performance of our staff. It is our goal to meet our budget requirement and at the same time, give Madison Green the very best service they should have.

Summation

We are all working very hard to build a structure that will streamline the way MGMA conducts business today and in the future. Your Board of Directors and management are working on a long range plan to bring Madison Green together to resolve many issues. I am very excited that we are on our way to a beautiful place, the owners at Madison Green will be proud to call home.

Respectfully submitted,

Mike Quinn
Property Manager