

**Manager's Report
For
March 2011**

The last 30 days have brought about so many positive changes it's hard to begin with just one. The meeting of all the Presidents from every Village/Estate was a major success. It marked the beginning of a communication and cooperation which was a long time past due. It is our goal and objective to finally bring about the understanding of a policy and procedure that will end the debt owed to all owners of Madison Green. We hope this is the year we all come together to resolve many problems that affect everyone in Madison Green.

These quarterly meetings of the Presidents could be the start of a new Madison Green that with cooperation will put an end to paying double for Legal services as well as negotiating better prices through a buying power on a large scale.

It is Madison Green's time to work together through large numbers which will help bring down cost for services and be able to control our future by having 1145 votes to decide the outcome of what goes on in Madison Green and around Madison Green.

Procurement Policy and Procedure

This process is almost complete. It is a major leg of our structure of operation which should be in place very soon.

Current Contracts/Agreements

This is another very important part of the structure of Madison Green. We have been pushing hard to come up with a preferred Vendors list that we can all depend on. We are putting together a group of companies that meet all our requirements and will respond 24/7 within one hour. We want the best bang for our buck. This list is not easily put together. We must ensure all documentation is current and these companies are the very best.

The Landscape, Wetlands and Lakes Committee

Ross Shillingberg (chairman), Joe Gall and myself have been meeting every 10 days to make recommendations to the Board of Directors to ensure we only get the best services Madison Green will need to improve all owners properties values. Ross Shillingberg will recommend we sign a contract with High Standard to maintain our property at its very best. We have pain stakenly reviewed 7 landscape proposals and believe this is the best choice beginning 4/1/11-4/1/12.

Ross Shillingberg will also recommend to the Board of Directors that we add 356 Carp to the Lakes which we have approved permits for. Again, three bids were considered. The

proposal will be from Palm Beach Aquatics, our current Lake & Wetland Maintenance company.

In June we will be doing our hurricane cut of all hardwoods & trees. A meeting has been set with Jason Arborist Company which should revive our relationship with the best Arborist in South Florida. I believe he will dismiss the \$1400.00 we owe him in order to cut all our trees in June.

Pools and Pool Heaters

The pool(s) and heaters are working at peak performance with little or no problems. If you can find a cleaner or more perfect paradise than our poo area, please show me the location.

Kiddie Room Leak

This issue has been resolved.

Gym

We are in the process of re-modeling our gym. We ask that you please be patient during this process.

Staff

You will see many changes between now and summer that will eliminate current problems, including cleaning.

Upcoming Projects

The Lanai will be renovated and the Lobby carpet will be replaced. There are many more on the list and I will update all homeowners as we go.

Summation

We are on our way to a Madison Green everyone wishes they could live in. You will see property values increase and the beauty of the property continue to improve. Please make an appointment with me so I my incorporate your ideas into our plans.

Respectfully submitted,

Mike Quinn
Property Manager