

**MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
March 24, 2010, 6:00 PM**

President Marc Oliveri called the meeting to order at 6:00 p.m.

Directors present: Vice President Max Mollohan; Treasurer Steve Rademacher;
Secretary Craig Fialkowski; Directors Steven Feiertag, Vern Hetherington, Kim Schave.

Quorum was established.

Pledge of Allegiance.

Motion made by Craig Fialkowski seconded by Kim Schave to approve the December 9, 2010 minutes.

Motion Vote: 7 Yes, 0 No

Motion Approved

Motion made by Vern Hetherington seconded by Steve Rademacher to approve the January 13, 2010 minutes.

Motion Vote: 7 Yes, 0 No

Motion Approved

Motion made by Max Mollohan seconded by Craig Fialkowski to approve the February 24, 2010 minutes.

Motion Vote: 7 Yes, 0 No

Motion Approved

Reports

Treasurer's Report (see attached report) – Steve Rademacher.

Motion made by Steve Feiertag seconded by Kim Schave to hire Academy Accounting to maintain the bookkeeping for the Master Association.

Motion Vote: 7 Yes, 0 No

Motion Approved

Motion made by Steve Rademacher seconded by Max Mollohan to transfer the Master Association bank from Sterling Bank to BB&T

Motion Vote: 7 Yes, 0 No

Motion Approved

Manager's report (see attached report) – Mary Ann Leone.

President Marc Oliveri introduced the new bookkeeping service Academy Accounting - owner Omah Padron and Office Manager Amy Gunsaulus.

Accounting Report – Academy Accounting

ITID Meeting Report (see attached report) – Marc Oliveri & Steve Feiertag

Old Business

IRS Issue Status

Omah Padron from Academy Accounting reported that 940 and 941 IRS reports for 2004, 2005 and 2006 have been filed and resolved.

Comcast Contract Vote – Marc Oliveri

Motion made by Steve Feiertag seconded by Marc Oliveri to adopt the agreement proposed by Comcast and for President Marc Oliveri to sign said agreement. (see attached report)

Motion Vote: 6 yes; 1 No.

Motion Approved

New Business

Creation of Safety and Security Committee – Marc Oliveri

Motion made by Max Mollohan seconded by Kim Schave to create a Safety and Security committee chaired by Vern Hetherington. Motion passes 6 yes; Vern Hetherington abstained.

Reinstatement of privileges fee – Marc Oliveri

Motion made by Steve Feiertag seconded by Max Mollohan to introduce a reinstatement fee of \$100.00 for those residents who are suspended.

Motion Vote: Yes 0, No 7

Motion Fails

Private Business use of the Club house – Steve Feiertag

The property manager is to provide the Board at the April meeting with pricing recommendations for those residents who want to advertise on the website, channel 63 and postings in the bulletin board. Placement of business cards/brochures/flyers on table in entry way. Business use of conference room, main room and patio. Business use of pool and gym. Special exception for non-profit organizations.

Capital Contribution – Craig Fialkowski – Establish a fee for Capital Contribution for transfer of property. Board agreed to table for April Board meeting.

Creation of General Reserve – Steve Rademacher

Motion made by Steve Rademacher seconded by Vern Hetherington to create a General Reserve.

Motion tabled for additional information.

Property Manager's Discretionary Spending – Vern Hetherington

Motion Tabled for additional information

Confirmation of Arc Members – Marc Oliveri

Motion made by Marc Oliveri seconded by Max Mollohan to appoint Judy Radka and Liz Schaefer to the Arc Committee.

Motion Vote: 7 Yes, 0 No

Motion Approved

Motion made by Steve Feiertag seconded by Vern Hetherington that the Master Association not waive any legal fees, interest or late fees. Payment plans are acceptable. Attorney may choose to waive their legal fees.

Motion Vote: 7 Yes, 0 No

Motion Approved

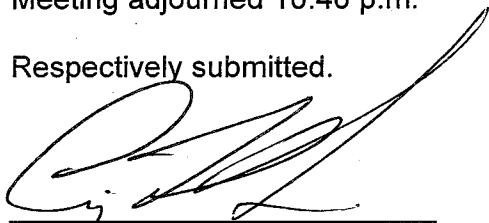
President Marc Oliveri informed the members that due to water intrusion in the computer room and the children's room an Environmentalist was called to perform mold testing and discovered that there is mold in the computer room. The children's room does not have mold but recommends dry-cleaning the carpet.

Open Forum:

Member Donna Broder would like to go on record stating that to table minutes is illegal and that Mary Ann Leone signed off on January 27, 2010 minutes and was not officially the property manager.

Meeting adjourned 10:40 p.m.

Respectively submitted.



Craig Fialkowski, Secretary



Mary Ann Leone, Property Manager

MARC OLIVERI - Pres