

Madison Green Master Association  
Board of Directors Meeting  
Minutes  
March 30th, 2011

Jeff Hmara, President, called the meeting to order at 6:32 pm

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

Quorum was established. Proper notice given.

Motion by Eileen Feiertag to waive reading of February 23<sup>rd</sup> minutes and to approve said minutes. 2<sup>nd</sup> by David Schenkelberg. Bernie Holmstock abstained because of his absence last month.

Motion Carries: 5-0 vote.

President's Message:

See attached report

**Reports**

Sheriff's Report

See attached flyer on dent or body work scam

Treasurer's Report

See Attached

42 Homeowners on a payment plan. 5 payment plans completely paid off. Kinsey collection cases to date: \$240,000 which includes payment plans

Property Manager's Report

See Attached

**Committee Reports.**

Landscape Committee Report

See Attached

Ross Shillingford made a motion to renew High Standards contract effective April 1<sup>st</sup> for one year. David Schenkelberg 2<sup>nd</sup>. Renewing in April instead of January gives the new board of directors' more time to review bids.

Motion carries: 6-0 vote.

Ross Shillingford made a motion to hire Palm Beach Aquatics stock our lakes with 365 Carp fish at a price of \$12 each installed with the stipulation that we get the answers to the questions regarding the mis-numbering of the lakes on the map provided and that the fish cannot escape through the barriers into the canal. David Schenkelberg 2<sup>nd</sup>.

Motion carries: 6-0 vote.

Vendors that do not win the bids should get a consolation letter

Landscape committee also discussing replacing dead Queen Palms throughout community. Also discussing numerous other problem areas. Reports and proposals forthcoming.

#### Royal Palm Beach Government Liaison Committee

Jeff Hmara discussed the task force activity on the old wastewater facility land use. A satellite college campus is a possibility. Boat and RV parking needs to be zoned as industrial. The vote will take place May 5<sup>th</sup>.

#### Activities Committee

Bernie Holmstock reported that there are many signup sheets for various activities. The community newsletter seems to be the best method to alert residents. Movie night has been suspended until June. The annual Easter Egg Hunt has been scheduled and advertised. There is a sign in sheet and a volunteer sheet. Madison Green needs to get a Facebook account to have another way to reach out to residents.

#### Lanai Committee

Joe Gall made a presentation to enclose the Lanai Room. Still do not have a required 3 proposals. Also need an A/C professional's report on how to run ductwork and if using one of our two A/C units is a viable option. Motion tabled.

Interim Procurement Procedure. Still evaluating.

Purchase order procedure. Tabled.

Guest Speaker: Ron Miranda, General Manager for Madison Green Golf Club

See Attached

MG Golf Club is spending \$3 million in improvements. They want to increase the value of our properties. There is a Banquet Hall, full service mid level restaurant. Menu will have a little bit of everything. It will be open 7 days for lunch and 4-5 days for dinner. They will depend on our residents for the success of the restaurant.

ARC Committee:

Liz Shaffer had nothing to report

Privilege Suspension Committee

Steve Feiertag reported that the next meeting is April 14<sup>th</sup>

Unfinished Business

Staff: Need a job description for all staff members with evaluations and regular staff meetings.

Need to be more strict with I.D. 's and resident cards. It helps staff differentiate between guests and residents.

It was discussed to hire a security guard for the summer. Control of pool area still a problem. Staff needs to step up interaction with residents.

Delinquency collection process: The main goal is not to kick the resident out of the house. The main goal is to get them on a payment plan. Try to get someone in the house until the bank finishes the foreclosure process. See attached investor, master and village proposal

Guest use of gym on weekends. Based on the sign in study, Eileen Feiertag made a motion to extend the hours that resident's guest may use of the gym to include Saturdays and Sundays from 3:00pm to 7:00pm. Joe Gall 2<sup>nd</sup>.

Motion carries: 6-0 vote

#### New Business

Audit of Master 2010 Books in process

Flag pole discussion. 3 bids were presented to erect a flagpole somewhere on the grounds in front of the clubhouse. Questions arose of where, lighting, how to dispose of the flag, who will put up and take down. Motion tabled for site diagram and answers to multiple questions.

Restoration of privileges when on payment plan. Tabled until response from Attorney Direktor on legalities.

David Schenkelberg made a motion to post a message from the Links of Madison Green on channel 63 at no charge for a trial period of 60 days. Ross Shillingford 2<sup>nd</sup>.

Motion carries: 6-0 vote

#### Open Forum

Topics discussed:

Black Garage door – not on accepted ARC color scheme.

Steve Feiertag on the procurement policy. Lower the limit. Get approval of 2 other board members.

Business use of the clubhouse needs to be a future board discussion

Tennis players want a more timely process of getting lights fixed.

Meeting Adjourned 9:40

Secretary

Joe Gall

n carries: 6-0 vote

Policy for procurement activities policy tabled

Eileen Feiertag made a motion for an interim Procurement Policy - MGMA Procurement Policy - Interim Procurement Policy. This policy has set guidelines for contracts, service agreements, and operating expenses related to the actual and estimated costs of ownership, maintenance, management, operation, repair, and replacement of Master Common Areas, or the operation of the Master Association. 2<sup>nd</sup> by David Schenkelberg. Motion carries: 6-0 vote.

Purchase order policy tabled

Open Forum

Motion for ADJOURNMENT 8:15 by Jeff Hmara. 2<sup>nd</sup> by Frank Mastrocco.

Guest Speaker: Jesus Armas, Principal Royal Palm Beach High School