

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

President Marc Oliveri called the meeting to order at 6:07 p.m.

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

Quorum was established.

Pledge of Allegiance.

Motion by Steve Feiertag to Approve May 26, 2010 minutes

Vote: 6-0

Motion Carries

REPORTS

Treasurer – Steve Rademacher

See treasurers Report Attached

Special events Committee – Kim Schave

4th of July event successful, planning a Casino night at the Golf Clubhouse in November. Details to follow.

ARC Committee – Eileen Feiertag, Jeff Hmara

a) Recommended modification to the ARC application with authority to make minor changes for administrative purposes, and not change to procedures.

b) Mark Oliveri requested color schemes for all homes in the community by LOT#

c) Management companies need to review ARC requests to ensure compliance with procedures.

d) Request to make the ARC application effective immediately upon board vote.

OLD BUSINESS

CD Renewal

Motion by Steve Rademacher to move \$75,000 from TD Bank to Flagler Bank, 1 year @ 1.5%

Motion Vote: 6-0

Motion Carries

Motion by Steve Rademacher to move the remaining balance from TD Bank to Wachovia Money Market Account

Motion Vote: 6-0

Motion Carries

Gym Equipment repair/replacement – Tabled for warranty information

Motion by Max Mollihan that the MGMA BOD accept the revised three page Architectural Change Application as presented by the ARC ad hoc committee and approved by the Master ARC, and secondly,

that any and all future **fine tuning** modifications to the Architectural Change Application or to MGMA ARC procedures can be made by the MGMA ARC. However, any and all future **major** changes must come before the MGMA BOD. It is the President of the MGMA BOD who shall determine if changes are fine tuning or major."

Motion Vote: 5-0-1 (Steve Feiertag Abstained)

Motion Carries

Motion by Steve Feiertag to hire Orlando Pereira as Part Time Property Manager for Madison Green Master Association

Motion Vote: 6-0

Motion Carries

Motion by Steve Feiertag to approve salary and hours for property manager.

Property Manager will be required to work 25 hours per week to be paid an annual salary of \$26,000, with a 4 month review and salary increase to \$30,000. After 12 month review, salary will adjust to \$31,200

Motion Vote: 6-0

Motion Carries

Motion to approve Rudy Gonzalez to replace Eric Curkin on the Privilege Suspension Committee.

Motion Vote: 6-0

Motion Carries

Comcast Signing Bonus: No action taken, tabled for further discussion

Motion to Reinstate Cindy Kysor to the ARC Committee

Motion Vote: 6-0

Motion Carries

Lawsuit by Gustavo Martinez – Hearing scheduled and we are being represented by our D&O provider in this matter.

Pool & Patio Concerns

Due to the policy of no food in the pool area, homeowners are required to eat in the patio/screen room. If there is a party scheduled, homeowners no longer have a place to eat, and cannot access the vending machines. Discussion of ways to accommodate homeowners who which to eat while visiting the pool include

1. Creating a special "eating area" in on the pool deck.
2. Allow eating at the pool deck
3. Stop renting the screen patio.

No action taken, recommendation the new Property Manager to come up with some ideas for the board to consider in order to resolve the conflict.

Motion to Adjourn

Motion Vote: 6-0

Motion Carries