

**MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES (corrected at the BOD Meeting on 12/15/2010)
November 17, 2010, 6:00PM**

President Marc Oliveri called the meeting to order at 6:08 p.m.

Officers & Directors present: Secretary Craig Fialkowski; Directors Steven Feiertag, Steve Rademacher, Max Mollohan. Not present: Vern Hetherington.

Quorum was established.

Motion by Steve Feiertag to approve the minutes from October 27, 2010, 2nd by Steve Rademacher
Motion Vote: 5-0

Motion Carries

Reports

Property Managers Report:
See attached report

Treasurer:
See attached report from treasurer

Old Business:

Pool Resurfacing

Presentation and discussion of products and recommendations by Tropical Pools.

Motion by Max Mollohan to approve Tropical Pools for resurfacing of all 3 pools using Diamond Brite finish at a cost not to exceed \$55,180. 2nd by Steve Rademacher
Motion Vote: 4-1 (Craig Fialkowski Opposed)

Motion Carries

Pool Heaters

Presentation and discussion of products and recommendations by Tropical Pools.

Motion by Steve Feiertag to approve Tropical Pools contract as proposed at a cost not to exceed \$42,075 Max Mollohan 2nd.
Motion Vote: 5-0

Motion Carries

Motion by Steve Feiertag to pay for the pool resurfacing and pool heater replacement from the reserves. Steve Rademacher 2nd.
Motion Vote: 5-0

Motion Carries

Conference Room Renovations:

Discussion about use and renovation of the meeting rooms. The board has decided that it makes more sense to leave the meeting rooms separate and renovate them at the same time allowing more use of the clubhouse for village meetings. Renovations include Removal of wallpaper, Painting, New Carpet, Repair and/or replacement of sheetrock.

Item tabled until the property manager is able to discuss the changes on scope with the vendors.

Pine Tree Removal:

Discussion of tree removal, Royal Palm Beach Village requirements and types of tree replacement Motion by Steve Feiertag to approve the contract from David Mummert to remove 2 Slash Pines by the pool area, and have High Standards install 7 Foxtail Palms as replacements to meet RPB Village code requirements. Steve Rademacher 2nd .

Motion Vote: 5-0

Motion Carries

In House Cleaning:

The property manager has recommended that we can cut costs and increase quality by bringing in house the cleaning of the clubhouse, pest control and handling the pool maintenance.

Motion by Steve Feiertag to bring clubhouse cleaning, pool maintenance, pest control and all other general maintenance in house using existing staff. Concerns about storage of hazardous materials and chemicals must be cured prior to proceeding. Craig Fialkowski 2nd .

Motion Vote: 5-0

Motion Carries

Motion by Steve Rademacher to appoint Bernie Holmstock to fill the vacant ARC Committee position on a temporary basis until the current member is able to resume their duties after surgery.

Steve Feiertag 2nd .

Motion Vote: 5-0

Motion Carries

Motion by Steve Feiertag to approve the spending of \$50.00 for flowers to be sent to the ARC member who underwent surgery.

Motion Vote: 5-0

Motion Carries

Motion by Steve Feiertag to remove the “permanent guest list” on the office computer. Additionally, any resident who wants their guest(s) to use the facilities (excluding the gym) without the resident having to be present must obtain a “guest pass” that can be used up to 7 days from the date of issue. The guest pass will be issued to the visiting family with an administration charge of \$5.00. It is the resident, not the guest, that must obtain the pass.

Max Mollohan 2nd .

Motion Vote: 3-2 (Steve Rademacher & Marc Oliveri Opposed)

Motion Carries

Motion to adjourn 9:08 pm.

Motion Vote: 5-0

Motion Carries

Open Forum

No Discussion.

Secretary

Date: _____

President

Date: _____

