

MGMA Newsletter

September 2011

PRESIDENT'S MESSAGE

The Association's new Property Manager (PM), Lynn Linfante, has already shown that not only is she responsive to residents and the Board, but that she needs little direction to complete the task, at hand. To be sure that Lynn and all other employees are clear on what job performance is expected of them, we have put in place a set of employment contracts and a complete set of detailed job descriptions. These documents form the basis for the performance evaluations that will be conducted twice a year, with the final evaluations being performed in November. The results of these evaluations will then be the basis of possible salary adjustments and payroll budgeting for the coming year.

As we expected, the Board is now free of day-to-day operations and able to focus on more strategic issues, like expanding the availability and use of the clubhouse facilities and ensuring our financial situation does not deteriorate to the level of some HOA's, in South Florida.

DELINQUENT ACCOUNTS

As we've said throughout the year, the Board, with the assistance of our Collection Attorney, continues to work on the very critical and sensitive area of delinquency collections. While the numbers of delinquent homeowners are not declining, there are increasing numbers of them signing up for payment plans that will, over time, resolve their delinquencies and keep them current, relieving the burden from the rest of us. Some months ago, our attorney proposed an approach to resolving the delinquencies of even those homeowners who do not choose to participate in payment plans or fail to stay current. The progress on the proposed approach has been slow, but we expect to apply it to a few properties on a trial basis.

Also, we are pursuing other strategies for dealing with difficult to resolve, long term delinquencies, being used by other HOA's. We will have our first meeting with one such Association, later this week. Again, we may apply this approach on a trial basis to see if it will resolve these long-standing problems, before they have major financial impacts on the community.

Meanwhile, we continue to monitor existing payment plans to ensure timely payments, while adding new plans as a key strategy for collecting overdue assessments. We are also looking into the new Royal Palm Beach Village and Palm Beach County ordinances on foreclosed properties. We will keep everyone informed and will work closely with affected villages, as we develop new approaches to dealing with this serious, sensitive issue.

MGMA PROJECTS. The Lanai/Party Room area is now enclosed, the walls are painted, new fans have been procured and are being installed. Still remaining is some electrical work, the installation of the air conditioning system and the selection of new furniture, as approved by the Board. The project is expected to come in under the authorized budget. Thanks to Joe Gall's hard work, Lynn's tenacious efforts with the contractors, and some volunteer work, we expect that the project will be completed this month and be fully functional for parties and meetings in October.

We are building a list of projects that will have estimated costs and priorities assigned, so that we can use the list to formulate the budget for 2012. We believe this will give us a better basis for determining what can be afforded in 2012 and recording that decision in the budget to guide spending during the year. If some project is not affordable this year, we will keep a running list to use each year as part of the budget formulation process. This seems to be a good way to make prudent financial decisions more effectively. So, if we are not able this year to get to the replacement of the playground sand or the replacement of the two elliptical trainers in the gym, or other projects that may be needed to keep the clubhouse in great shape, we will refer to the projects list each year, hereafter.

2012 BUDGET FORMULATION.

We have two Budget Workshops planned for development of next year's budget: Wednesday, October 5th and Tuesday, October 11th. The meetings will start at 5:30pm and, of course, these workshops are open to all homeowners (in good standing) and the Board looks for your input to this important planning activity. The Board will approve a Proposed Budget for distribution to all homeowners, at the formal Budget Meeting on or about November 14th.

CLUBHOUSE ACTIVITIES PROGRAM.

We will resume activity classes at the clubhouse with Zumba exercise classes in October. Yoga Classes started this past Monday and Water Aerobic classes will begin this Saturday at 10:00 am. The proof of required licenses and insurance took a little longer than expected but we are finally there.

We continue to meet with the managers from The Links at Madison Green, on a monthly basis, to work together for the good of the community. There are, and probably always will be, issues to be resolved. Some they have committed to resolving and some are being resolved through a joint effort. We continue to identify many mutually beneficial activities, such as: the golf course offering some discounts to residents on memberships and food and our clubhouse informing residents of food and drinks that can be ordered and delivered from the Links' kitchen.

LAKES and LANDSCAPING. Last month, the Board approved a three phased approach to correcting some landscaping problems. For years we have had problems with people taking a shortcut over the berm between Okeechobee Blvd. and Wyndham Village. The Board approved the filling of one of the gaps used as a shortcut with Chinese Fan palms and Bougainvilleas. This is a trial effort to see if these new plantings will fill the gaps sufficiently to deter continued use of that gap. If so, we will do more of the same along the berm. If not, we will try another approach.

A member of the Board, also, gave a video presentation showing where 56 Queen Palm trees were missing and needed replacement. He suggested replacing them in phases. Phase one was approved replacing Queen Palms with Foxtail Palms. The remaining two phases will be addressed in the 2012 Budget process.

AN OPPORTUNITY IN ROYAL PALM BEACH.

As many of you know, David Swift, a councilman for the Village of Royal Palm Beach, resigned. This creates a vacancy and an opportunity. We have discussed for years how desirable it would be to have someone from Madison Green elected to a council seat. We recognize that we have enough votes within Madison Green to make that happen, if we can identify the right candidate and get out the vote. Check out the Search Committee's article, in this newsletter, requesting interested MG homeowners. We should not allow this unique opportunity to pass us by!

As always, we look forward to Residents' input on all MGMA matters. We will respond and take action on all feedback, as quickly as possible. We invite everyone to find out more about what's going on by attending the MGMA monthly Board meetings, watching Channel 63, visiting our Website and reading the MGMA Monthly Newsletter.

Jeff Hmara