

MADISON LAKES BOARD OF DIRECTORS NEWSLETTER

FEBRUARY 2016

The following summarizes the February 23, 2016 Board Meeting and Annual Homeowners Meeting held at the West Boynton Library, 9451 Jog Road, Boynton Beach.

Linda Poidevin called the meeting to order, Elaine Levrant presented the Treasurer's Report for three months November 2015 through January 2016. Linda Poidevin read the ACC recommendations.

The Board approved:

1. TSM 2016 Lawn Maintenance Agreement
2. Access Master estimate to install LPR Visitor Tag Camera
3. Jeffrey Orcutt proposal to install photocell to control entrance lighting
4. Hanson Brothers 2016 Tree Pruning Proposal

Linda Poidevin discussed the recent issue that was addressed at the last COBWRA meeting. **Due to reduced enrollment at Odyssey Middle School, the PBC school district is looking at ways to utilize the facility. The next COWBRA meeting is scheduled for 9:30 a.m. on March 23 at Valencia Lakes. This topic is scheduled to be on the agenda and the meeting is open to the public.**

Linda also mentioned the **FAMILY FITNESS FUNDAY**, sponsored by the PBC Board of County Commissioners Parks and Recreation Department to be held on **Sunday, March 6, 2016 – 10:00 a.m. to 2:00 p.m. at the West Boynton Park & Recreation Center, 6000 Northtree Blvd., Lake Worth (adjacent to Park Vista High School). Activities are for All Ages – Children to Seniors.**

Phil Dominick, Property Manager, opened the Annual HOA meeting at 6:30 p.m. A quorum was declared. Since only the three present Board members submitted their intent to run, there was no need for an election.

The meeting was opened to the homeowners and the topics of concern included plant damage due to recent roof cleaning and a request to install a "Pool Parking Only" sign in the space to the south of the pool parking lot gate. With no further business the meeting was adjourned at 7:15 p.m.

An Organizational Meeting was held following the Annual Meeting. The Board voted on the following Officers for 2016: **Linda Poidevin, President; Adam Grandis, Vice-President; Elaine Levrant, Secretary/Treasurer.**

The Board also voted to schedule the following future meetings (unless otherwise posted) location to be announced:

2016 - May 17; August 16; and November 15 (Budget Meeting)

2017 - February 21 (Board & Annual Meeting)

IMPORTANT REMINDERS

- **Directors' Newsletters** are posted on **grsmgt.com**. Homeowners may request a hard copy by calling 561-350-9492.
- **Homeowner E-mail address** – In an effort to reduce mailing costs and provide homeowners with current community information, the Board requests that you submit your e-mail address to Elaine Levrant, Secretary/Treasurer, at mlev9582@bellsouth.net. Your address will be kept confidential and not shared with other residents in the community.
- **Second Quarter maintenance fees are due April 1. Payments received after April 15 is subject to a \$25.00 late fee.**

If after forty-five (45) days still delinquent, homeowners are forwarded to attorney for nonpayment. At that time delinquent owner(s) will be responsible for all legal fees incurred in attorney's attempt to collect fees owed to the Association.

- **If you open a pool umbrella**, please remember to close it before leaving the area. If left open they become damaged.
- **VEGETATION PICKUP IS ON FRIDAY'S** and leaving vegetation at the curb all week is not permitted. **All vegetation needs to be placed at the curb no sooner than Thursday evening.**
- **Dogs or cats** shall be "walked" on owner's property, streets or outside the Madison Lakes Property. **All fecal matter deposited on the Property shall be immediately picked up by owner, or pet walker, plastic-bagged and property disposed of.**

If a homeowner's pet(s) (dogs, cats or other household pets) becomes a disturbance or nuisance to other homeowners, the rule that **a lot may not exceed two (2) household pets may be enforced.**

- **Not feeding Ducks** falls under Florida Statute Sec.828.12. Their natural diet is comprised of vegetation and insects—both of which are abundant in our tropical climate. Additionally, feeding by humans makes the ducks reliant on such hand-outs and too lazy to continue foraging for their natural dietary items.

Feeding ducks can bring them into conflict with the interests of people and the wildlife can be considered to be a nuisance. Nuisance animals, pests, and stray animals can cause property damage and can present a threat to public safety. If the improper interactions with humans occur, such as feeding or providing shelter, any animal can become a nuisance to the community.

- **The following vehicles are not permitted on property:**
Trucks with oversized wheels, vehicles with ladders or any construction supplies, vehicles with ladder racks, campers, motor homes, trailers, boats, boat trailers, commercial vehicles and vehicles with advertising. Vehicles not permitted on Property may be towed at the owner's expense.
- **Forms for Architectural changes** may be obtained from grsmgt.com or contact **Phil Dominick's Assistant at 561-596-2074. Completed forms** must be returned to either the **Attention of Philip Dominick, GRS Management Associates, Inc., 3900 Woodlake Blvd. Suite 309, Lake Worth, FL 33463** or to **Linda Poidevin, 6370 Hamilton Court**. If applicable, **remember to include the name of vendor or company that will be doing your service along with a copy of their license and insurance.** Committee review and notification to homeowner will occur within the month submitted.
- It is mandatory that **homeowners keep garbage cans, trash containers and recycle bins out-of-view from the streets and adjacent lots.**
- In the event you need to **add or change your phone number in the call box** contact Phil Dominick's assistant, **561-596-2074**. You may use any U.S.10-digit phone number associated with your home...it need not be a 561 area code.

We expect homeowners and their guests to take seriously our speed limit, **20 miles per hour**, throughout the community.

Next Board Meeting is scheduled for **May 17, 2015, 6:00 P.M., location to be announced.**

**The Board thanks the homeowners for their continued support.
Adam Grandis, Elaine Levrant, Linda Poidevin**