

MADISON LAKES BOARD OF DIRECTORS NEWSLETTER
AUGUST 2013

The following summarizes the August 20, 2013 Board Meeting held at the West Boynton Branch Library and discusses matters of importance to homeowners.

Ken Reisman, President, called the meeting to order at 6:10 p.m.; Elaine Levrant presented the Treasurer's Report for the months of May, June and July 2013 and Judy Taliento read the ACC recommendations.

Phil Dominick, Property Manager, discussed recent improvements to the community including repairs to the common area fence, restroom repairs and painting, and repairs to the rental at 10885 Jefferson. He also spoke to the continuing White Fly treatments by TSM on Jog Road and common area ficus hedges.

Homeowners may reach Phil at 649-8585, ext. 318 or by e-mailing him at Phil.Dominick@banyanproperty.com

The Board ratified the following e-mail votes:

- a. Approve proposal from Windows Fencing Home Improvement to repair pool fence.
- b. Approve proposal from Sumaj Builders Corporation to repair common area fence that runs from Fillmore to Jackson; repair bathroom screens, paint bathrooms and replace coach lights and realign flower bed border @ 10885 Jefferson.
- c. Approve proposal from Holiday Lighting to install additional palm tree lights
- d. Remove Dicker, Krivok & Stoloff as Madison Lakes counsel but continue with those collection cases started in their office
- e. Appoint Gerstin & Associates as legal counsel for Madison Lakes to handle future collections cases and Madison Lakes legal matters
- f. Approve proposal from rent Florida Realty to replace AC handler at 10885 Jefferson
- g. Approve "Motion to Show Cause" on 10836 Fillmore

The Board discussed the following:

1. Updating Madison Lakes Handbook – Homeowners need to advise Board if they **do not** wish to have their phone number listed.
2. **Community Garage Sale** is scheduled for **Saturday, October 19, 2013, 8:00 a.m. to 1:00 p.m.** Judy Taliento will provide further information shortly.
3. Elaine Levrant, Kenneth Reisman and Judy Taliento received a "Certificate of Completion" required by section 720.3022(1) of the Florida Statutes requiring Board Members to become certified within 90 days of July 1, 2013.

Homeowner Concerns/Questions:

1. Number of homes in foreclosure

Please take a minute to close umbrellas before leaving pool area. .. It is strongly recommended that pool umbrellas not be opened on extremely windy days.

.....OVER.....

Third Quarter Maintenance fees were due July 1. If payment is not received by August 15, your account will be forwarded to the attorney for collection. Homeowners who are delinquent in paying their maintenance 45 days into a quarter will be responsible for the following charges in addition to the assessment, interest and late charges: \$100.00 administrative fee charged by Banyan to forward the account to the Attorney for collection and a \$150.00 fee to attorney for the "Demand For Payment Letter". **Reminder: Fourth Quarter Maintenance fees will become due October 1.**

Vehicles chronically parked in the street between the hours of 10:00 p.m. and 7:00 a.m. will be towed at homeowners' expense. **Parking vehicles on the grass or swale areas is strictly prohibited.**

Homeowners are responsible for maintaining their lots in an aesthetically pleasing manner. Please keep flower beds presentable and privacy fences in good order.

NOTE: Gates close after each vehicle. Tailgating may cause damage to your automobile and/or gate. **Surveillance cameras are always on. If you damage the gate you will be responsible for repairs.**

HOME RENTAL: Please take note that **all rentals of units must be reported to Banyan Property Management** before contracts are finalized or tenants occupy your home. Banyan will do a background check to make sure your tenants are fiscally responsible and are suitable for our community. **Under no circumstances can a home be rented to more than one party, nor can individual rooms within a home be rented separately.**

If you need a **clicker, pool key fob or need to add or change a phone number in the callbox**, contact Phil at 649-8585, ext. 318 or e-mail him at Phil.Dominick@banyanproperty.com

Please note that "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 properly disposed of".**

VEGETATION/PLANT CUTTINGS PICKUP IS ON FRIDAY. Leaving this debris at the curb all week is not permitted. **All vegetation/plant cuttings are to be placed at the curb no sooner than Thursday evening.**

We expect homeowners and their guests to take seriously our speed limit, **20 miles per hour**, throughout the community, especially when entering or exiting Fillmore at the curved road.

The next Board/Budget Meeting is scheduled for **November 19, 2013, 6:00 P.M.**, Location to be announced. You will receive a copy of the Proposed 2014 Budget in the mail prior to the meeting.

**The Board thanks the homeowners for their continued support
Elaine Levrant, Ken Reisman and Judy Taliento**