

MADISON LAKES BOARD OF DIRECTORS NEWSLETTER

JUNE 2013

Newsletters will be posted on the Banyan website. To obtain a hard copy contact Elaine at 561-350-9492

The following summarizes the June 11, 2013 Board Meeting held poolside.

Kenneth Reisman called the meeting to order, Judy Taliento presented the Treasurer's Report for the months of February, March and April 2013 and read the ACC recommendations.

The Board ratified the following e-mail votes:

- .Approve Twin State Marketing Co., Inc. (TSM) landscape, irrigation and pest control service contract effective May 1, 2013.
- Approve the Settlement Agreement with FCLR LLC, FCLR Two LLC at no cost to the Association.
- Approve Access Masters proposal to raise both Wi-Fi Antennas – one at pool and one at the main gate.
- Approve Lake and Wetland proposal for Littoral plantings to remain compliant with PBC
- Approve attorneys' office to send a "default letter" to 10784 homeowner.
- Approve Addition to Madison Lakes Rules & Regulations – Following extensive discussion the rule was **Defeated**.

Phil Dominick reported that the recent community tree trimming went well. During the process it was noted that there are some dead palm trees on a few lots. The respective homeowners will receive a letter regarding this matter.

A lengthy discussion ensued with those present regarding the possible installation of community speed bumps. The Board agreed to further research the necessity, county requirements and legal ramifications and report back to the membership.

Since the last Madison Lakes Directory was published in 2008, Ken is looking for volunteers to go house-to-house to obtain homeowner permission to be included in an updated directory. If you are willing to help with this project, contact Ken at kreisman@centraldata.com.

Ken also suggests that homeowners provide e-mail addresses, if they have one, so that important events and information can be relayed via e-mail.

Homeowners who are delinquent in paying their maintenance 75 days into a quarter will be responsible for the following charges:

- **\$100.00 administrative fee** charged by Banyan to forward the account to the Attorney for collection.
- Once the attorney sends a "Demand for Payment Letter" the **homeowner is responsible to pay the assessments, interest, late charges and \$150.00 in legal fees.**

IMPORTANT REMINDERS:

- **Third Quarter maintenance fees are due July 1. Payments received after July 15 are subject to a \$25.00 late fee.**

- **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.
NOTE - ...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..**
- **No commercial vehicles** shall be parked on property **including the parking lot. A Commercial vehicle** is a vehicle meeting any of the following criteria:
1. Advertising lettering or imagery; 2. Commercial license tags; 3. Flat beds;
4. Containing commercial equipment such as ladders, tanks, piping, etc.
If a Vehicle fitting this description is tagged, it will be towed within 24 hours (no exceptions).
- Forms for **Architectural changes** may be obtained from **Banyanproperty.com**:
Completed forms must be returned to either the **Attention of Philip Dominick, Banyan Property Management, 2328 South Congress Avenue, Palm Springs, FL 33406** or to **Judy Taliento, 10864 Madison Drive**. 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.
- According to our documents, it is mandatory that **homeowners keep garbage cans, trash containers and recycle bins out-of-view from the streets and adjacent lots. This rule pertains to all homeowners, no exceptions.**
- Please contact Ken Reisman at kreisman@centraldata.com or 374-9320, **should you need to add or change your phone number in the call box.** 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, **especially at the curve on Fillmore Drive when entering or exiting the community...**

Next Board Meeting is scheduled for **August 20, 2013, 6:00 P.M., location to be announced.**

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