

MADISON LAKES BOARD OF DIRECTORS NEWSLETTER NOVEMBER 2013

The following summarizes the November 19, 2013 Board Meeting held at the West Boynton Library and discusses matters of importance to homeowners.

Ken Reisman called the meeting to order, Elaine Levrant presented the Treasurer's Report for the months of August, September and October 2013 and Judy Taliento read the ACC recommendations.

The Board unanimously approved the following:

- **2014 Proposed Budget** – Effective January 1 maintenance fees will remain at \$605.00 each quarter. First quarter statements will be mailed to homeowners early in-December.

The Board ratified the following unanimous e-mail votes:

- Derek Sykes Pressure Cleaning to power wash all common area sidewalks, swales, pool deck and entrance road. This service will begin **Monday, December 7**. While on property, Derek will power wash homeowners' driveways at a cost of \$40.00 per driveway. If interested contact **Derek at 561-248-5242**.
- Access Masters Proposal to install WiFi antenna at pool for remote connection from laptops, tablets or cellphones.
- TSM lawn maintenance, irrigation, pest control contract January 1, 2014 through December 31, 2014.
- MAKO pool service contract January 1, 2014 through December 31, 2014.
- Natural Wonders Landscaping entrance signs and landscaping proposal
- Addition to Rules Article V.A.4 regarding vehicles parked on community roads (see below).

The Board approved the following **addition to Article V, A.4 of the Rules & Regulations**: "Vehicles parked on the community road(s) between the hours of midnight and 6:00 a.m. are not permitted. Repetitive offenders shall be notified and if violation continues vehicles may be towed.

Fourth Quarter Maintenance Fees were due October 1. If payment was not received by the 15th of the month, a \$25.00 late fee was charged to your account. Please note that if you receive a "final notice" your account will be forwarded to the attorney for collection. At that time homeowners are responsible for an initial attorney's fee of \$200.00 plus maintenance, interest and late fees.

Garage Sale - The community garage sale again proved to be another success. Thanks to Lisa Pastor and Judy Taliento for their efforts on behalf of the community.

Please notify Banyan Property Management if your phone number has changed (land line or mobile), so that the call box can be properly programmed for your guests' use. Remind guests that they are to use the **Visitor Lane and must call from the call box**

for admittance into the community. Additional clickers may be purchased through Banyan Property Management.

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 Ken Reisman, President, at kreisman@centraldata.com. Your address will be kept confidential and not shared with other residents in the community.

REMINDERS:

1. **Architectural change forms** may be submitted to Phil Dominick at Banyan Property Management, 2328 S. Congress Avenue, Suite 1-C, West Palm Beach, FL 33406 or contact Judy Taliento, 10864 Madison or 742-5960.
2. **Violations** - To avoid receiving a letter of violation, we remind homeowners that garbage containers and recycle bins are to be in an area out-of-view from the street and adjacent lots. **Driveways and mailboxes are to be kept clean and flower beds maintained in an aesthetically pleasing manner.**
3. **Pool Parking Lot** – Vehicles parked in the lot for more than two (2) weeks are asked to leave a note on the windshield with address of the unit that the vehicle belongs to avoid being treated as an abandoned vehicle.
4. **Lawn/Irrigation Service:** If you experience a problem(s) or have a concern regarding lawn or irrigation service contact Phil Dominick at Phil.Dominick@Banyanproperty.com or 561-649-8585.

As always, we ask that all homeowners and their guests respect our speed limit, **20 miles per hour, throughout the community.**

Next Board Meeting is 6:00 P.M. followed by the Homeowners' Association Annual/Election Meeting, February 18, 2014, 6:30 p.m. (registration begins at 6:00 p.m. Location to be announced.

The Board thanks the homeowners for their continuing cooperation and support and wishes everyone a **“Happy Holiday Season”**

Elaine Levrant, Ken Reisman, Judy Taliento