

MADISON LAKES BOARD OF DIRECTORS NEWSLETTER

FEBRUARY 2014

The following summarizes the February 18, 2014 Board Meeting and Annual Homeowners Meeting held at the West Boynton Library, 9451 Jog Road, Boynton Beach.

Ken Reisman called the meeting to order, Elaine Levrant presented the Treasurer's Report for the months of November and December 2013 and January 2014. Judy Taliento read the ACC recommendations.

The Board approved the:

- a. TSM proposal to mulch common areas
- b. Koger Home Repair proposal to sand, prime and paint 5 common area lampposts
- c. Casual Patio proposal for pool furniture (4 chaises, 6 high back chairs)
- d. Aqua Display proposal for Lake Fountain maintenance
- e. Aqua Display proposal to replace Lake Fountain pump
- f. Sumaj Builders Corporation proposal to repair common area fence behind lots 127/128

Phil Dominick, Property Manager, opened the Annual HOA meeting at 6:30 p.m. A quorum was declared. There were no nominations from the floor. Three residents were appointed to tally the ballots. The result of the election to the Board for 2014 was an overwhelming victory for Elaine Levrant, Kenneth Reisman and Judy Taliento.

The meeting was opened to the homeowners for discussion. Subjects addressed included the number of foreclosures currently in the community, concerns regarding the number of people entering the community with a code, number of families residing in rental homes, when the trees will be trimmed, whether fruit trees once dead may be replanted and when the weeds in the grass will be addressed.

With no further business the meeting was adjourned at 7:30 p.m.

An Organizational Meeting was held following the Annual Meeting. The Board voted on the following Officers for 2014: **Kenneth Reisman, President; Judy Taliento, Vice President; and Elaine Levrant, Secretary and Treasurer.**

The Board also voted to schedule meetings on the **3rd Tuesday of the following months** (unless otherwise posted) location to be announced:

2014 - May 20; August 19; and November 18 (Budget Meeting)

2015 - February 17 (Board & Annual Meeting)

REMINDER: Directors' Newsletters are posted on the Banyan website. 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 Ken Reisman, President, at kreisman@centraldata.com. Your address will be kept confidential and not shared with other residents in the community.

OVER

IMPORTANT REMINDERS:

- **Second Quarter maintenance fees are due April 1. Payments received after April 15 are 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...**
- **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 Banyanproperty.com: or contact Banyan Property Management at 649-8585. 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.**
- Madison Lakes documents state that 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 Ken Reisman, 374-9320. 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 20, 2014, 6:00 P.M., location to be announced.**

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