

MADISON LAKES BOARD OF DIRECTORS NEWSLETTER

MAY 2014

(Newsletters are available on the Banyan website or by contacting Elaine at 561-350-9492 to obtain a hard copy)

The following summarizes the May 20, 2014 Board Meeting held poolside.

Kenneth Reisman called the meeting to order, Elaine Levrant presented the Treasurer's Report for the months of February, March and April 2014 and Judy Taliento read the ACC recommendations.

The Board ratified the following:

- Approve proposal from Vertisec to re stain and repair pool deck
- Approve proposal from Vertisec to paint pool cabana
- Approve proposal from TSM to install 200' of cobra edging in pool area
- Grant new homeowner at 10851 time to cure violations: 1 month to repair side fence and 3 months to paint exterior house and replant flowerbed

Phil Dominick reported that the pool deck has been repaired and re stained and the pool cabana also received new coats of paint. Repairs to the pool fence and damaged landscaping have been completed and the Association has been fully reimbursed for these expenses from the car driver's insurance company. Plastic edging was installed along pool landscape beds to avoid red mulch from staining the deck.

Call Box/Clickers

Have you experienced problems when trying to entering the community without your clicker? Have you had a need to let a serviceman or other person into your home when you weren't home? If so, consider changing the number in the callbox to your cell phone, rather than using your home phone number. If you do, you need only to go to the visitor entrance and look up your name in the call box. The system will call you on your cell phone. You dial "9" and the gate will open.

If you want to change your number in the call box, contact Ken Reisman at kreisman@centraldata.com or 374-9320. You may use any US 10 digit phone number...it need not be a 561 area code

Community Handbook

We are working on creating a new handbook for our community, containing the latest rules and regulations, along with a directory of homeowners. We will include the owner name, address, lot number, and phone number. Please contact Ken Reisman at kreisman@centraldata.com or 374-9320 if you wish to update your phone number or if you prefer not to have a phone number listed. The handbook will also be available for viewing on the Banyan Property Management website.

Street Parking

Parking on our streets is not permitted past midnight and is discouraged during the day. We do understand, however, that on occasion it is necessary to have visitors/guests park in the street for short periods of time during the day. Should this be the case, please remind your guests to be careful not to park on grass areas where they could possibly damage sprinkler heads. Please also avoid parking parallel on both sides of the street so that cars and emergency vehicles can easily drive

down the street. Allowing emergency vehicles easy access to drive through our streets without difficulty is paramount to everyone's safety and wellbeing.

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. You will gain valuable information, such as notification of maintenance of roads and sidewalks and the pool, as well as tree trimming notifications, weather issues, and when unexpected events occur.

Homeowners who are delinquent in paying their maintenance 45 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 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.**

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...** Offenders will be fined.

Next Board Meeting is scheduled for **August 19, 2014, 6:00 P.M., location to be announced.**

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