

MADISON LAKES BOARD OF DIRECTORS NEWSLETTER

NOVEMBER 2014

The following summarizes the November 18, 2014 Board Meeting held at the Hagen Rand Road 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 September and October 2014 and Judy Taliento read the ACC recommendations.

The Board unanimously approved the following:

- **2015 Proposed Budget** – Effective January 1 maintenance fees will increase to \$615.00 each quarter. First quarter statements will be mailed to homeowners in early-December.

The Board also unanimously approved the following:

1. TSM 2015 Lawn Maintenance Service contract
2. Access Master's proposal to install 4 LED gate arms
3. Transfer \$20,000.00 surplus funds to 3130 reserve account, Contingency/Emergency
4. Access Master's proposal to install RFID System
5. Access Master's proposal to replace west side broken gate arm post
6. Derek Sykes proposal for pressure clean community common areas
7. Proposal from Florida Pool Heating to repair pool heater fan and pool heater touch pad
8. TSM proposal to mulch community common areas
9. Proposal from TSM to replace missing plantings on Jog Road
10. Access Master's proposal to purchase RFID windshield stickers and proximity cards
11. Mako 2015 pool & spa service agreement
12. Payment plan for Lot# 93 to make \$315.00 payment now and a \$315.00 payment by December 15.

REMINDER

If you haven't already done so, please note that the last meeting date to pick up your MLP(s) and Guest Card(s) is Thursday, December 4 at the West Boynton Beach Branch Library between the hours of 5:15 p.m. to 7:00 p.m.

The new system will be up and running for use within the next 2 weeks. A notice will be posted at the entrance when you may begin using the windshield stickers (MLP) and guest cards. If you experience difficulty with either the sticker or the cards, please contact Ken Reisman at kreisman@centraldata.com.

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.**

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 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 17, 2015, 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