

MADISON LAKES BOARD OF DIRECTORS NEWSLETTER

FEBRUARY 2015

The following summarizes the February 23, 2015 Board Meeting and Annual Homeowners Meeting held at the West Boynton Library, 9451 Jog Road, Boynton Beach.

Judy Taliento called the meeting to order, Elaine Levrant presented the Treasurer's Report for the months of November and December 2014 and January 2015. Judy Taliento read the ACC recommendations.

PLEASE NOTE: Banyan Property Management is now **GRS Management Associates, Inc., 3900 Woodlake Blvd. Suite 309, Lake Worth, FL 33463, 561-641-8554. Phil Dominick, Property Manager, may be reached on his direct line @ 561-296-9852 or pdominick@grsmgt.com.**

The Board approved:

- 2015 GRS Property Management, Inc. proposal
- Florida Fence & Repair to repair East and West side of canal fence
- PreStar proposal to provide a property appraisal
- Florida Fence & Repair to replace common area fence section at end of Hamilton Court
- Swing and/or Swing Set Rule (See attachment and copy to be mailed to homeowners)

Phil Dominick, Property Manager, opened the Annual HOA meeting at 6:30 p.m. A quorum was declared. Since only the three present Board members submitted their intent to run, there was no need for an election.

The membership voted on the three Amendments to the ByLaws. The results are as follows:

- Amendment #1 regarding "subleasing" **passed** overwhelmingly
- Amendment #2 regarding "12 month restriction" **passed** overwhelmingly
- Amendment #3 regarding "capital expenditure" **passed** 21 yes, 11 no

The meeting was opened to the homeowners and the topics of major concern included a lengthy discussion as to the legality of feeding the ducks and what, if anything could be done to impose a fining system to deter duck feeding; how to deal with the problem of individuals not picking up after their pets and the hardship to the community if there were not at least three (3) volunteers willing to run for the Board.

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 2015: **Judy Taliento, President; Linda Poidevin, Vice-President; Elaine Levrant, Secretary and Treasurer.**

The Board also voted to schedule the following future meetings (unless otherwise posted) location to be announced:

- 2015 - May 19; August 18; and November 17 (Budget Meeting)**
- 2016 - February 17 (Board & Annual Meeting)**

Information from the State of Florida Attorney General's Office:

Seniors vs Crime is a special project of this office. The mission is to assist in resolving cases committed against the elderly. No case or matter is too large or too small. If you have been ripped off or need to talk to someone **contact: 561-865-1571 and/or 561-445-9966, M-F, 9:00 A.M.-1:00 P.M.**

See Seniors vs. Crime attachment regarding IRS Tax Scam.

OVER

IMPORTANT REMINDERS

- **Directors' Newsletters** are posted on grsmgt.com. 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 Elaine Levrant, Secretary/Treasurer, at mlev9582@bellsouth.net. Your address will be kept confidential and not shared with other residents in the community.
- **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 properly 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.**
- **Not feeding Ducks** falls under Florida Statute Sec.828.12. Their natural diet is comprised of vegetation and insects—both of which are abundant in our tropical climate. Additionally, feeding by humans makes the ducks reliant on such hand-outs and too lazy to continue foraging for their natural dietary items.
Feeding ducks can bring them into conflict with the interests of people and the wildlife can be considered to be a nuisance. Nuisance animals, pests, and stray animals can cause property damage and can present a threat to public safety. If the improper interactions with humans occur, such as feeding or providing shelter, any animal can become a nuisance to the community.
- **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 grsmgt.com or contact **Phil Dominick's Assistant at 561-596-2074. Completed forms** must be returned to either the **Attention of Philip Dominick, GRS Management Associates, Inc., 3900 Woodlake Blvd. Suite 309, Lake Worth, FL 33463** 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.
- 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 Phil Dominick's assistant, **561-596-2074**. 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 19, 2015, 6:00 P.M., location to be announced.**

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

**Resolution of the
Madison Lakes Homeowners' Association, Inc.**

WHEREAS, the Madison Lakes Homeowners' Association, Inc. by and through its Board of Directors, ("Association") desires to continue its efforts to maintain the harmonious appearance of the Association and increase the property values of its members.

WHEREAS, in furtherance of its efforts and pursuant to the Association's rulemaking authority set forth in Article XIII, Section 5, of the *Declaration*, the Association resolves to pass the following Rule regarding the placement of swing sets on Owners' Lots:

Owners are required to obtain the approval of the Architectural Control Committee prior to erecting or placing a permanent or temporary swing or swing set on their Lot. With the exception of Lots adjacent to the Lake, the erection or placement of a permanent or temporary swing or swing set will be limited, upon approval by the ACC, to an Owner's backyard.

BE IT RESOLVED, the Rule shall be effective as of the date of its publication to the Association's Members, February 26, 2015.

BE IT RESOLVED, The Association, by and through at least 51% (Fifty-One) percent of its Board of Directors, have voted in the affirmative to pass the Rule.

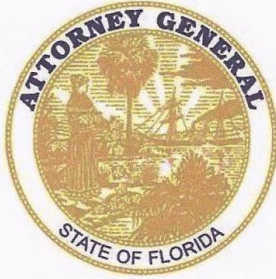
SO RESOLVED AS SET FORTH HEREIN.

CERTIFICATE

The undersigned hereby certifies that she is the President of the Association and the foregoing is a true and correct copy of a resolution duly adopted at a properly noticed and held meeting of its Board of Directors on February, 23, 2015. I further certify the passage of this resolution was in all respects legal and this resolution is in full force and effect.

Madison Lakes Homeowners Association, Inc.

By: Judy Taliento President



Pam Bondi Attorney General

Seniors vs Crime

A Special Project of the Florida Attorney General

Kings Point Professional Bldg.
15127 Jog Road, Suite #203
Delray Beach, Florida 33446
Telephone: (561)865-1571/FAX (561) 865-1572

IRS TAX SCAM

Beware of a man calling to identify himself as an IRS agent and urging you to call him right away, "before we take any action against you". The call is a scam. The caller will ultimately demand money to resolve a tax lien that does not exist .

The IRS receives reports each year from taxpayers who receive suspicious emails, phone calls, faxes or notices claiming to be from the agency.

BE ALERT!!!

The IRS does not make phone calls!!!

SENIORS VS CRIME

A SPECIAL PROJECT OF THE FLORIDA ATTORNEY GENERAL

TELEPHONE:

561-865-1571 * 561-445-9966