

# **MADISON LAKES BOARD OF DIRECTORS NEWSLETTER NOVEMBER 2016**

The following summarizes the November 15, 2016 Board Meeting held at the Boynton Beach Branch Library and discusses matters of importance to homeowners.

Linda Poidevin called the meeting to order, Elaine Levrant presented the Treasurer's Report for the months of August, September and October 2016 and Linda Poidevin read the ACC recommendations.

## **The Board unanimously approved the following:**

**2017 Proposed Budget** – Effective January 1, 2017 maintenance fees will increase by \$5.00 monthly to \$630.00 each quarter. First quarter statements will be mailed to homeowners in early-December.

## **The Board also unanimously approved the following:**

1. Approve Valley National Bank Resolution to transfer Association banking from Anchor Bank to Valley National Bank.
2. Accept with tremendous regret, Linda Poidevin's Resignation, effective November 15, 2016
3. Appoint Adam Grandis as Madison Lakes HOA President, effective November 15, 2016
4. Appoint Stu Johnson as Madison Lakes HOA Vice President, effective November 15, 2016
5. Access Master proposal to install East Exit Tag Camera
6. Casual Patio proposal to re-sling pool furniture; 4 chaises; 7 upright chairs
7. Aquatic System proposal to trim littoral cordgrass, fakehatchee grass and muhly grass
8. Gerstle, Rosen & Goldenberg Engagement Letter to prepare 2016 and 2017 Madison Lakes HOA audit and tax statements.
9. American Pool 2017 Pool/Spa Contract
10. Aquatic Systems 2017 Renewal Letter to maintain lake
11. Access Master proposal to provide and install new Wi-Fi antenna at pool
12. Vertex 2017 Lake Fountain Maintenance Agreement
13. Transfer \$10,000 from Madison Lakes Operating Account 2005908 to Madison Lakes Reserve Account 3130/Contingency/Emergency
14. TSM 2017 Lawn Maintenance Agreement
15. Derek Sykes Pressure Cleaning, Inc. proposal to power wash community common areas
16. Florida Pavers, Inc. to install brick pavers at entrance
17. Five Star Sealing & Paving Proposal to reseal community roads
18. 2016 TSM Common Area Mulch Proposal

**The Board has received numerous complaints from homeowners and a lengthy discussion ensued regarding the problem with cars parking overnight in the community and homeowners violating parking rules.**

**In an effort to resolve the problem, the Board decided to send a strongly worded letter to all homeowners that they must comply with the parking rule as written. It was also agreed that continuous offenders will be towed. Should it come to this, the Board will need to hire a Security company to patrol the community during the late evening hours and tag those vehicles in violation. Hiring a Security Company will be a financial burden to the community. A towed vehicle will be at the vehicle owner's expense.**

**The Board is also asking for homeowners' assistance in helping to identify the vehicles that are parking overnight.**

Board Projects Completed and Upcoming:

Annual flowers planted at entrance and some common areas; seasonal lighting installed; community common areas mulched; spa refinished; solar lighting installed at all common area plantings and additional canopy installed on pool deck. Shortly the old pool canopy will be replaced; the sidewalks, swales, pool deck, street signs will be power washed, brick pavers installed at a section of the entrance and the community roads resealed.

**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.**

Please notify GRS Property Management, Inc. 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 Elaine Levrant, Secretary/Treasurer, at [mlev9582@bellsouth.net](mailto:mlev9582@bellsouth.net). Your address will be kept confidential and will not be shared with other residents in the community.

**REMINDERS:**

1. **Parking** - Please be considerate of your neighbors by not parking parallel to another parked vehicle.

**Please do not park on grass areas or block sidewalks.** Parking is only permitted in the driveway, garage or in the surfaced parking area adjacent to the pool.

**Parking on Madison Lakes street roads is not permitted between the hours of midnight and 6:00 A.M.**

2. **Pets shall be leashed at all times and all fecal matter deposited on the Property shall be immediately picked up by owner or pet walker, plastic-bagged and properly disposed of.**
3. **Architectural change forms** may be submitted to Phil Dominick at GRS Property Management, Inc., 3900 Woodlake Blvd, Suite 309, Lake Worth, FL 33463 or contact Stu Johnson, 10790 Grant Way or phone him @ 704-281-0032.
4. **Violations** - To avoid receiving a letter of violation, we remind homeowners that garbage containers and recycle bins are to be stored 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.**
5. **Garbage** pickup is **Tuesdays and Fridays. Recycle pickup is Tuesdays ONLY.** No garbage cans, trash containers or recycle bins may be left outside prior to day before pickup and or past the day of pick-up.
6. **Vegetation** pickup is **Fridays.** Vegetation may be left at curb day before pickup but **no later than 6:00 A.M. Fridays.**
7. **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.
8. **Lawn/Irrigation Service:** If you experience a problem(s) or have a concern regarding lawn or irrigation service contact Phil Dominick at [Phil.Dominick@GRSpropertymanagement.com](mailto:Phil.Dominick@GRSpropertymanagement.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 21, 2017, 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"**

**Adam Grandis, Stu Johnson and Elaine Levrant**

Since the Board received numerous complaints from homeowners, a lengthy discussion ensued regarding the problem with cars parking overnight in the community and homeowners violating the parking rule.

To alleviate the problem, the Board decided to send a strongly worded letter to all homeowners that they need to comply with the parking rule as written. It was also agreed that continuous offenders may be towed. Should it come to this, the Board will need to hire a Security company to patrol the community during the late evening hours and tag those vehicles in violation. Hiring a Security Company will be a financial burden to the Association. A towed vehicle will be at the vehicle owner's cost.

The Board is asking for homeowners' assistance in helping to identify the individuals violating the parking regulation.