

MADISON LAKES BOARD OF DIRECTORS NEWSLETTER

FEBRUARY 2017

The following summarizes the February 21, 2017 Board Meeting and Annual Homeowners Meeting held at the West Boynton Library, 9451 Jog Road, Boynton Beach.

Phil Dominick called the meeting to order, Elaine Levrant presented the Treasurer's Report for November and December 2016 and Phil Dominick read the ACC recommendations.

The Board approved:

1. RNJ Fencing proposal to replace 290 foot wood common area fence (Jackson to Hamilton Court) with PVC fence
2. 10792 Madison tenant non-renewal of lease due to parking rule infractions
3. 6404 Jackson – Association to replace mailbox/post if homeowner defaults on following rule IV.P.8.
4. 10795 Grant – Association to complete exterior paint if homeowner defaults on ACC approval to paint entire exterior house.

Madison Lakes **road resealing** is scheduled for the week of **March 6, 2017**. An information letter is being mailed to all Madison Lakes Homeowners and tenants shortly. In addition, homeowners will be notified via a notice on the garage door that their street will be sealed the following day and vehicles will need to be moved off the street.

Linda Poidevin, COWBRA delegate, discussed recent issues addressed at the last COBWRA meeting, i.e. Odyssey Middle School closing possibly postponed, Heroine & OPIOD epidemic in Palm Beach County, Sober Homes and new EMT technology.

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 Amendment to the By-Laws to increase the one-time Capital Improvement Contribution to \$300.00 for owners who acquire ownership of their lot, other than by inheritance was approved by 13 Yes and 2 No votes.

The meeting was opened to the homeowners and the topics of concern included parallel street parking on Fillmore Dr.; homeowner's responsibility to pick up after their pets and possibly developing a phone app that will inform Madison Lakes' homeowners of upcoming important events.

An Organizational Meeting was held following the Annual Meeting. The Board voted in the following **2017 Officers**:

Stu Johnson, President;
Adam Grandis, Vice-President
Elaine Levrant, Secretary/Treasurer.

The Board scheduled the following future meeting dates (unless otherwise posted) location to be announced:

2017 - May 16; August 22; and November 21 (Budget Meeting)

2018 - February 20 (Board & Annual Meeting)

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 by contacting **Phil Dominick's Assistant, Elaine Rivas, 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 **Stu Johnson, 10790 Grant Way**. 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, Elaine Rivas, **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 16, 2017, 6:00 P.M., location to be announced.**

**The Board thanks the homeowners for their continued support.
Adam Grandis, Stu Johnson, Elaine Levrant**