

# MADISON LAKES BOARD OF DIRECTORS NEWSLETTER NOVEMBER 2018

**(GRS 24/7 EMERGENCY PHONE NUMBER: 561-641-8554)**

The following summarizes the November 13, 2018 Board Meeting held at the Boynton Beach Branch Library and discusses matters of importance to homeowners.

Lisa Turner called the meeting to order, Elaine Levrant presented the Treasurer's Report for the months of August, September and October 2018 and Robert Shapiro read the ACC recommendations.

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

1. **2019 Proposed Budget – Effective January 1, 2019** maintenance fees will increase \$5.00 a month **to \$645.00 each quarter**. First quarter statements will be mailed to homeowners in early-December.
2. TSM 2019 Lawn Maintenance Agreement
3. American Pool Service Inc. 2019 Pool/Spa Service Renewal Contract
4. Move twenty thousand from Madison Lakes Operating Account 10-1020-00 and deposit \$13,358.96 to Madison Lakes Reserve Account Hurricane Cleanup 25-2575, and deposit \$6,641.04 to Madison Lakes Reserve Account Contingency/Emergency 25-2580,
5. Association Resolution **Effective November 13, 2018** any prospective lease applicant(s) must have a **minimum credit scores of 650**, if this requirement is not met, the association will not approve the application and lease will not take place.
6. Hanson Bros. proposal to remove and replace dead palm trees in common area at corner of Madison/Fillmore.
7. TSM proposal to mulch Madison Lakes common areas
8. Provide thirty (30) day notice to Aquatic Systems to cancel automatic renewal for Madison Lakes' lake maintenance contract effective December 31, 2018.
9. Tri-County Steamers' estimate to steam clean pool restroom tile floors
10. Provide thirty (30) day notice to Aquatic Systems/Vertex to cancel automatic renewal for Madison Lakes' lake fountain contract effective December 31, 2018.
11. Allstate Resource Management, Inc. contract for monthly lake maintenance and lake fountain quarterly services effective January 1, 2019.
12. Roof B Kleen proposal to clean 130 Madison Lakes homeowner roofs and pool cabana roof tentatively scheduled for week of **January 14, 2019**. Details to follow at a later date.
13. Derek Sykes Pressure Cleaning Inc. proposal to pressure clean Madison Lakes common areas, i.e. swales, pool deck, pool fence, East & West Monuments, Rocks in entrance flower beds, Street Signs and half cement wall at end of Jackson Lane scheduled for **November 19 and 20**. Special rate of \$45.00 to power wash homeowner's driveway while on property.
14. Hanson Brothers, LLC 2019-2021 proposal to trim Madison Lakes Trees

15. Community Garage Sale was held on Saturday, November 10 and it was reported that it was a huge success. Approximately 20 Madison Lakes' homeowners participated in this community event.

### **.New Business**

1. To alleviate the community street parking issues, the possibility of implementing an alternate side of the street parking regulation was discussed at length. The Board and homeowners in attendance were in mutual agreement that such a plan would be beneficial to the community. Homeowners will be notified by mail that **effective January 1, 2019** such a plan will be put in place. A sign will be posted at the entrance advising guests and homeowners to park either on the odd or even side of the street. **Compliance will be mandatory.**
2. The Board mentioned that there have been continuing issues with homeowners abiding by the pool closing times. The feasibility of upgrading the pool surveillance system was discussed. The issue is pending additional technical data.
3. Since the MLHOA Comcast Contract expires 2020 Robert Shapiro requested volunteers to form a committee to draft a questionnaire to ML homeowners as to what their priorities are for community cable service, i.e. TV, internet and/or telephone service.
4. A serious discussion ensued regarding certain homeowners' concerns about a safety issue in the community. It was recommended that the Association inform homeowners via email that should they in any way feel threatened in the community they should immediately contact the local police and document such incident(s) in writing to Lisa Turner @ at [lturner@grsmgt.com](mailto:lturner@grsmgt.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.**

Please notify Lisa Turner at [lturner@grsmgt.com](mailto:lturner@grsmgt.com) or call her Assistant, Karen Auger @ 561-641-8554, extension 150, if your phone number has changed (land or mobile line) 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 across from 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 Lisa Turner @ GRS Property Management, Associates, Inc., 3900 Woodlake Blvd, Suite 309, Lake Worth, FL 33463 or contact Robert Shapiro @ 10833 Madison Dr.
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 Lisa Turner at [lturner@grsmgt.com](mailto:lturner@grsmgt.com) or call her Assistant, Karen Auger @ 561-641-8554, extension 150.

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 19, 2019, 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"**

**Kevin Hatem, Elaine Levrant and Robert Shapiro**

