

MADISON LAKES BOARD OF DIRECTORS NEWSLETTER

FEBRUARY 2019

The following summarizes the February 26, 2019 Board Meeting, Annual Homeowners Meeting and Board Election held at the West Boynton Library, 9451 Jog Road, Boynton Beach.

Lisa Turner called the meeting to order, Elaine Levrant presented the Treasurer's Report for November and December 2018 and January 2019 and Robert Shapiro read the ACC recommendations.

The Board approved:

1. American Pool proposal to perform leak detection
2. American Pool proposal to perform pressure test of pool plumbing
3. American Pool proposal to repair plumbing pool leak
4. Advanced Tile & Marble Installation Inc. estimate to remove men's restroom broken tile wall and replace with 6 x 6 ceramic tile
5. Move \$20,000.00 from Valley National Bank Operating CD to Valley National Reserve Account, 25-2580
6. Advanced Tile & Marble Installation Inc. to install restroom tile floors and frame mirrors with same tile
7. Access Master proposal to replace RFID reader at entrance
8. American Pool to replace pool heater #2 with Aqua Cal Super Quiet SQ225
9. Access Masters estimate to provide and install one (1) new control board for existing telephone entry system
10. This Week's Project estimate to paint interior pool restrooms
11. Andy's Canopy Cleaning estimate to clean 2 pool canopies and seal one
12. Allstate Resource Management to fish stock the lake
13. FPL Conversion of Madison Lakes 21 street lights to LED

The Following Resolution to Amend Rules, Regulations and Homeowner's Directory, by **adding to Rule V. Vehicle A,3** and providing a **new rule V.A,11** regarding street parking. (See attached Resolution) was unanimously passed.

Effective March 1, 2019 street parking is only permitted on one side of the Street.

January, March, May, July, September and November vehicles may only be parked on the side of the street where homes have Odd numbers.

February, April, June, August, October and December vehicles may only be parked on the side of the street where homes have Even numbers.

A sign is posted at the East side of the entrance to inform homeowners of Odd or Even parking.

NOTE: All other parking regulations remain in effect.

The SWA 2019 cart size, 48 Gallon to be delivered September 2019 and put in use **October 1, 2019** was unanimously approved.

SWA informed Boynton Beach HOA communities that effective October 1, 2019, homeowners will be required to use a universal size garbage cart. New carts will be delivered to homeowners sometime September 2019. More information will be forthcoming regarding this issue.

A few homeowners present expressed serious concerns regarding individuals who, in the evening hours are walking and/or riding bicycles within the community and not being easily visible to oncoming traffic. It was strongly recommended that these individuals consider wearing **reflective clothing** when indulging in these activities. Homeowners also expressed concerns regarding the weed overgrowth in sod and flower beds.

Lisa Turner, Property Manager, opened the Annual HOA meeting at 6:30 p.m. A quorum was declared. The February 21, 2018 Annual Meeting Minutes were read by Linda Poidevin and approved by Sandra Kastner and Richard Lenny.. Following a ballot count, Lisa announced the **2019 Board Members: Kevin Hatem, Elaine Levrant and Robert Shapiro.**

An Organizational Meeting was held following the Annual Meeting. The Board voted in the following **2019 Officers:**

Robert Shapiro, President
Kevin Hatem, Vice-President
Elaine Levrant, Secretary/Treasurer.

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

2019 - May 21; August 20; and November 19 (Budget Meeting)
2020 - February 18 (Board & Annual Meeting)

The Association is seeking volunteer(s) to represent Madison Lakes at COBWRA (Coalition of Boynton West Residential Associations) monthly meetings and report to the Board of ongoing community issues. If you are interested, please contact Elaine Levrant @ mlev9582@bellsouth.net or call 561-350-9492,

REMINDER TO SNOWBIRDS: If you plan to be gone from Madison Lakes any time during Hurricane Season (June 1-November 30) please remember to:

1. Tie down anything you can't bring in. **Check for loose rain gutters, moldings. Remove patio umbrellas and swings**
2. Move grills, patio furniture and potted plants into your house or garage.
3. Disconnect and remove satellite
4. Check your mailbox to see if it is loose, and needs to be secured

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 Lisa Turner, Property Manager at lturner@grsmgt.com, 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 Lisa Turner's Assistant, Karen Auger, at KAuger@grsmgt.com. **Completed forms** must be returned to either the **Attention of Lisa Turner, GRS Management Associates, Inc., 3900 Woodlake Blvd. Suite 309, Lake Worth, FL 33463** or to **Robert Shaprio, 10833 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 Lisa Turner's assistant, **Karen Auger at KAuger@grsmgt.com**, 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 21, 2019, 6:00 P.M., location to be announced.**

**The Board thanks the homeowners for their continued support.
Kevin Hatem, Elaine Levrant and Robert Shaprio**

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

WHEREAS, the Madison Lakes Homeowners Association, Inc. (“Association”) maintains the right to establish rules and regulations governing the use of the common areas pursuant to Article VIII, Section 2(a) of the Declaration of Restrictions;

WHEREAS, the streets within the Association are common areas;

WHEREAS, the Association desires to adopt additional rules and regulations governing vehicular parking on the streets;

BE IT RESOLVED the Association’s Rules, Regulations, and Homeowner Directory shall be amended as follows:

1. Addition to Rule V(A)(3):

Vehicles shall not be parked, maintained, or stored on any Street in a manner which blocks or obstructs the mailbox of a Lot.

2. New Rule V(A)(11):

Street parking is only permitted on one side of the Street. During the months of January, March, May, July, September, and November, vehicles may only be parked on the side of the Street in which the homes have even numbered addresses. During the months of February, April, June, August, October, and December, vehicles may only be parked on the side of the Street in which the homes have odd numbered addresses.

SO RESOLVED AS SET FORTH HEREIN.

CERTIFICATE

The undersigned hereby certifies he 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 26, 2019, 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: _____
Robert Shapiro, President