

# MADISON LAKES BOARD OF DIRECTORS NEWSLETTER

## JANUARY 2021

The following summarizes the January 28, 2021 Board Meeting held at the Madison Lakes Pool.

Lisa Turner called the meeting to order, Elaine Levrant presented the Treasurer's Report for November and December 2020 Kevin Hatem read the ACC recommendations.

The Board approved the following::

1. Ken Didsbury's 12/29/2020 resignation from the Board of Directors.
2. TSM estimate to install 3 gal Arbutus along bottom of ficus hedge along the North hedge along Jackson Lane.
3. Access Master proposal to remove existing call box and install a CAPXL telephone entry system by Litmaster/Chamberlain.
4. Resolution to Zoom Annual Meeting/Election Zoom Meeting. Annual Meeting Second Notice will provide homeowners with specific information regarding the Election and Zoom meeting.

### **IMPORTANT REMINDERS**

- **Directors' Newsletters** are posted on [grsmgt.com](http://grsmgt.com).
- **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](mailto: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](http://grsmgt.com) or by contacting **Lisa Turner's Assistant, Kelly Richards**, at [krichards@grsmgt.com](mailto:krichards@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**. 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, **Kelly Richards at [krichards@grsmgt.com](mailto:krichards@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.

ZOOM Board of Directors /Election scheduled for February 16, 2021 at 6:30 P.M.