

MADISON LAKES BOARD OF DIRECTORS NEWSLETTER

FEBRUARY 2018

The following summarizes the February 20, 2018 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 2017 and January 2018 and Linda Poidevin read the ACC recommendations.

To more accurately define the Declaration of Restrictions the Board approved the following rule revisions:

1. Revise Rule IV.N.2 to read as follows: (Underlines are deletions and strikethroughs are additions)
"Requests for re-landscaping shall be submitted to the ACC and shall receive written Board and ACC approval prior to installation. Replacing ~~a total of more than~~ fifty percent (50%) or more of existing landscaping ~~and~~ or any increase in the size of plant beds shall be considered re-landscaping."
2. Revise Rule IV.N.12 to read as follows: (Underlines are deletions and strikethroughs are additions)
"When a Palm Tree on an owner's property dies, or requires ~~replacement~~ removal, it MUST be replaced with a palm tree and/or a flowering tree native to Florida with a minimum height of 15' (fifteen feet).
3. Revise Rule IV.A.1 to read as follows: (Underlines are deletions and strikethroughs are additions)
1. "...Applications for alterations are to be submitted in advance to ACC Chairperson or Management Company to provide adequate time for review. A one hundred dollar (\$100.00) fine may be levied to the homeowner if work commences prior to ~~completion of projects~~ ACC approval ~~so that a final inspection may be made~~

The Board approved:

1. Hanson Bros proposal to grind common area tree stumps:
2. TSM estimate to plant winter annuals at entrance and in common area flower beds
3. Fast Signs estimate to provide Association meeting signage
4. Handyman estimate to paint restroom, equipment and supply room pool doors; mend breaches in wire fencing surrounding perimeter of community, etc.

Phil Dominick, Property Manager, opened the Annual HOA meeting at 6:30 p.m. A quorum was declared. The February 21, 2017 Annual Meeting Minutes were read and approved. Following a ballot count, Phil announced the 2018 Board Members: Kevin Hatem, Elaine Levrant and Robert Shapiro. On behalf of the Board, Phil thanked Adam Grandis and Linda Poidevin for their past Board service.

The meeting was opened to the homeowners and the topics of concern included irrigation issues; snowbirds securing their property prior to summer departure and request to add plants in front of ficus hedge along Woolbright Road.

An Organizational Meeting was held following the Annual Meeting. The Board voted in the following **2018 Officers: Robert Shapiro, President; Kevin Hatem, Vice-President and Elaine Levrant, Secretary/Treasurer.**

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

2018 - May 15; August 21; and November 20 (Budget Meeting)

2019 - February 19 (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 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 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, Beatriz Freijo, 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 **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 Phil Dominick's assistant, **Beatriz Freijo, 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 15, 2017, 6:00 P.M., location to be announced**.

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