

MADISON LAKES BOARD OF DIRECTORS NEWSLETTER

MAY 2018

(Newsletter is available @ www.grsmgt.com or by contacting Elaine @ 561-350-9492 to obtain a hard copy)

The following summarizes the May 15, 2018 Board Meeting held @ the Boynton Beach Branch Library.

Lisa Turner, Property Manager called the meeting to order, Elaine Levrant presented the Treasurer's Report for the months of February, March and April 2018 and Robert Shapiro read the ACC recommendations.

The Board approved the following:

1. Vertex Water Features proposal to repair lake fountain
2. American Pool spa flow meter and filter cartridge proposal
3. FPL proposal to remove 7 Queen Palm Trees along Jog Road that interfere with electrical lines. FPL to absorb all costs.
4. 2018 Hanson Brothers proposal to trim Madison Lakes trees
5. Disapprove the April 2018 renewal lease with Kal & Lisa Marshal at 10818 Fillmore
6. Benchmark proposal to replace Madison Lakes monument lighting
7. American Pool proposal to replace Spa Auto Fill valve
8. American Pool proposal to repair equipment room pipe leak
9. Tobia Pool Care, LLC estimate to perform pool leak detection
10. Tobia Pool Care, LLC estimate to treat pool "black algae"

Hurricane Season

June 1 is the beginning of Hurricane Season in Florida. The Board reviewed a detailed list of instructions for common area tasks in the event of a major hurricane prediction. Each instruction is designated to an individual or vendor. Also included is a list of emergency contact names and phone numbers of vendors who will assist in clean up after the storm. The Board also has a list of homeowners who have generators available and are willing to assist other homeowners with special needs, i.e. charging cell phone, refrigerating medication, etc. If you are willing to assist in the event of a major hurricane please notify Lisa Turner @ lturner@grsmgt.com.

In the event of a major hurricane prediction homeowners will need to:

1. Tie down anything that can't be brought in. **Check for loose rain gutters, moldings. Remove patio umbrellas and swings.**
2. Move grills, patio furniture and potted plants into house or garage
3. Disconnect and remove satellite dishes
4. If mailbox is loose, secure or remove it
5. Move vehicles out of flood-prone areas and into garages if possible. If not, park cars away from trees and close to homes or buildings.
6. Secure and brace external doors, especially the garage door and double doors
7. **Do not leave vegetation cuttings at curb**

Madison Lakes Homeowners Association Rules, Regulations & Directory

The Board is in the process of updating the MLHOA handbook. Shortly, you will receive a letter requesting you contact Lisa Turner @ lturner@grsmgt.com if you do not want your phone number listed in the Directory.

Street Parking

Please avoid parking parallel on both sides of the street so that cars and emergency vehicles can easily drive down the street. Allowing emergency vehicles easy access to drive through our streets without difficulty is paramount to everyone's safety and wellbeing. The Board will consider "alternate street parking" at next Board meeting should parallel parking remain a major community issue.

Please remind your guests to be careful not to park on grass areas where they could possibly damage sprinkler heads. **Parking is only permitted on community roads between the hours of 6:00 a.m. to**

midnight. All other times park vehicles in driveways, garages or in the surfaced parking area adjacent to the pool.

Call Box

If you want to change your number in the call box, contact Lisa Turner, 561-641-8554, extension 175.

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, Treasurer/Secretary, @ mlev9582@bellsouth.net. Your email address will be kept confidential and not shared with other residents in the community. You will receive pertinent information such as notification of maintenance issues, tree trimming, weather related issues and if and when unexpected events occur.

Homeowners who are delinquent in paying their maintenance 45 days into a quarter will be responsible for the following charges:

- **\$100.00 administrative fee** charged by GRS to forward the account to the Attorney for collection.
- Once the attorney sends a “Demand for Payment Letter” the **homeowner is responsible to pay the assessments, interest, late charges and \$200.00 in legal fees.**

IMPORTANT REMINDERS:

- **Third Quarter maintenance fees are due July 1. Payments received after July 15 are subject to a \$25.00 late fee.**
- **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.**
NOTE: 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.**
- **No commercial vehicles** shall be parked on property including the parking lot. **A Commercial vehicle** is a vehicle meeting any of the following criteria:
1. Advertising lettering or imagery; 2. Commercial license tags; 3. Flat beds;
4. Containing commercial equipment such as ladders, tanks, piping, etc.
If a Vehicle fitting this description is tagged, it will be towed within 24 hours (no exceptions).
- **Forms for Architectural changes** may be obtained at the GRS website, www.grsmgt.com: **Completed forms** must be returned to the **Attention of Lisa Turner, GRS Management or to Robert Shapiro, 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.
- According to our documents, it is mandatory that **homeowners keep garbage cans, trash containers and recycle bins out-of-view from the streets and adjacent lots.**

We expect homeowners and their guests to take seriously our speed limit, **20 miles per hour**, throughout the community, **especially at the curve on Fillmore Drive when entering or exiting the community.**

The Board wishes you a Happy Memorial Day/July 4 and Summer

Next Board Meeting is scheduled for **August 21, 6:00 P.M., location to be announced.**

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