

MADISON LAKES BOARD OF DIRECTORS NEWSLETTER NOVEMBER 2019

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

The following summarizes the November 12, 2019 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 2019 and Robert Shapiro read the ACC recommendations.

The Board unanimously approved the following:

1. **2020 Proposed Budget – Effective January 1, 2020** maintenance fees will increase \$25.00 a month **to \$720.00 each quarter**. First quarter statements will be mailed to homeowners in early-December.
2. Comcast Contract, 1/1/2020-12/31/2026
3. TSM Lawn Maintenance Contract – 1/1/2020 – 12/31/2020
4. American Pool Contract termination effective September 26, 2019
5. Atlantic Pool Contract effective October 1, 2019
6. Diversified Roofing Proposal to repair cabana roof leak
7. Nick Felicione Pest Control proposal for a one-time white fly treatment for the perimeter and common area ficus hedge January 2020
8. Atlantic Pool proposal to replace spa 15 minute timer
9. Atlantic Pool proposal to install 3 polyethylene Chemical containers and replace 4 old pressure gauges and 2 inline thermometers
10. Atlantic Pool proposal for spa leak detection and repair main drain leak
11. Atlantic Pool proposal to repair circulation pump with new motor
12. Atlantic Pool proposal to replace spa jet pump

New Business

1. Common area power washing is scheduled for Wednesday, October 4. If driveways need to be cleaned while Sykes is on property, the special price is \$45.00. Please call 561-357-1200 to schedule your driveway cleaning.
2. Pet Safety Stickers are available to homeowners with pets, to be placed on front door to alert Fire Fighters in case of fire. Contact Lisa Turner for more information.

Old Business

1. **Comcast Agreement** – Includes Internet and TV service. More information will be announced shortly.
2. **Solid Waste Authority** – Following a temporary period of transition, FCC **will not pick up any trash left in bags or not placed within the specific SWA trash cans**. You can upgrade your cart size after the first three (3) months

(January 2020) by contacting SWA (561-697-2700). You may have more than one SWA cart. There is a \$65.00 charge for additional carts. **You may not use your own trash can even if it is the same type – it must have the SWA logo on the side.**

While the Board understands it will be a change to fit the larger trash can in your garage, **please remember trash cans must be stored out of site on non-regular scheduled pickup days. Trash cans may not be placed out prior to the evening before pickup and must be stored out of sight the same day as pickup.**

3. **Alternate street parking** was instituted this past year. There are two (2) signs at the entrance denoting the appropriate side of the street to park on. One at the Resident entrance and one at the Visitor entrance. Even months are February, April, June, and August. October. And December. Odd months are January, March, May, July, September and November. **Compliance is mandatory**

4. **Call Box**

The new call box allows homeowners to list up to three (3) phone numbers. Please remind guests to scroll to a homeowner's name they need to either:

Press the * (star) button, scroll to the name and press "Enter" the **green key**

Or

Press the * (star button), 3 digit Lot # (if known) and press the **# (pound) key**

When adding the call box # to memory in phones, give it a name of "Gate" so that you recognize the call. **You need only press 9 to allow entrance.**

REMINDERS

1. **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 plus maintenance, interest and late fees.**
2. Please notify Lisa Turner at lturner@grsmgt.com or her Assistant, Kelly Richards @ Krichards@GRSmgt.com, **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.**
3. **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 @ Lturner@GRSmgt.com or her assistant, Kelly Richards @ Krichards@GRSmgt.com Your address will be kept confidential and will not be shared with other residents in the community.
4. **Parking Regulations**
Alternate Side of the Street Parking is mandatory.

Parking vehicles on grass areas or blocking sidewalks is not permitted.

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.

5. **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.**
6. **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.
7. **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.**
8. **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.
9. **Vegetation pickup is Fridays ONLY.** Vegetation may be left at curb **day before pickup but no later than 6:00 A.M. Fridays.**
10. **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.
11. **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 or email her Assistant, Kelly Richards @ krichards@grsmgt.com
12. **Community Garage Sale** – Volunteer to organize this community event may contact Lisa Turner at lturner@grsmgt.com

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 18, 2020, 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