

**MADISON LAKES BOARD OF DIRECTORS NEWSLETTER
AUGUST 2018**

Newsletters will be posted on the GRS website. To obtain a hard copy contact Elaine at 561-350-9492

The following summarizes the August 21, 2018 Board Meeting held at the West Boynton Library.

Lisa Turner called the meeting to order, Elaine Levrant presented the Treasurer's Report for the months of May, June and July 2018 and Kevin Hatem read the ACC recommendations.

The Board approved the following:

1. American Pool estimate to replace 1 pool chemical feeder
2. American Pool estimate to re-grout pool tiling to stop leaks
3. Tobia Pool Care, LLC estimate to perform pool black algae treatment (Voided)
4. American Pool estimate to apply "black algae" treatment in pool
5. Lot #42, Board approved removing tree stump on property if homeowner does not comply to violation after 10 days written notice.
6. Lot #61, Board approved removing tree stump on property if homeowner does not comply to violation after 10 days written notice.
7. American Pool proposal to replace spa chlorine feeder
8. Settlement of Agreement between MLHOA & Lot #114 for nonpayment of maintenance fees
9. Gerstel, Rosen & Associates 2018/2019 Letter of Intent to prepare Madison Lakes end of year financial statements and process tax returns
10. Safety Grip Corp. estimate to purchase four (4) pool rail covers
11. Jeff Orcott, Electrician, estimate to repair entrance outlet #15 and replace two (2) Spotlights

The Board approved the following Basketball Equipment Rule: (Underlines are additions, strikethroughs rare deletions):

1. No permanent posts are permitted. Post must be placed in a removable sleeve. No concrete pads are to be installed.
2. Portable hoops are to remain in an upright position
3. **When not in use, portable hoops must be stored away from any sidewalk or street so they pose no risk to vehicles or pedestrians. They must also be properly secured so they do not move or fall**
4. ~~Backboards and~~ Portable hoops are to be properly secured during the threat of a hurricane

Parking on our streets is not permitted between the hours of midnight and 6:00 A.M. and is discouraged during the day. We do understand, however, that on occasion it is necessary to have visitors/guests park in the street for short periods of time during the day. Should this be the case, please remind your guests to be careful not to park on grass areas where they could possibly damage sprinkler heads. Please also 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

Seasonal entrance lighting will be installed late October and will remain up until early February.

Common area mulching will be scheduled late November/December.

Power washing of sidewalks, swales, pool deck, pool fence and specified common areas will be scheduled for late November/early December. Homeowners who require power washing on their property may want to arrange this work with the Association vendor while he is on property to take advantage of special pricing.

Please contact Elaine, mlev9582@bellsouth.net with your email address if you wish to receive important events and information via email.

Homeowners who are delinquent in paying their maintenance (\$630.00) 45 days into a quarter will be responsible for the following charges:

- **An 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 legal fees.**

IMPORTANT REMINDERS:

- **Fourth Quarter maintenance fees are due October 1.** Payments received after October 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.**
- 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. Vehicles in violation will be towed at owner's expense. (See IV.A.6 of the Rules & Regulations for specifics).
- **Forms for Architectural changes** may be obtained from grsmgt.com. **Completed forms** must be returned to **Lisa Turner**, at lturner@grsmgt.com or mailed to the **Attention of Lisa Turner at GRS Management Associates, Inc., 3900 Woodlake Boulevard, Suite 309, Lake Worth, FL 33463.** If applicable, **remember to include the name of the 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.**
- Please contact Lisa Turner, lturner@grsmgt.com, **should you need to add or change your phone number in the call box.** 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, **especially at the curve on Fillmore Drive when entering or exiting the community.**

The **Board/Budget Meeting** is scheduled for **November 20, 2018, 6:00 P.M., Location to be announced.** Homeowners will receive a mailing of the 2019 Proposed Operating Budget prior to the meeting.

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