

# MADISON LAKES BOARD OF DIRECTORS NEWSLETTER MAY 2015

**(Newsletter is available @ [www.grsmgt.com](http://www.grsmgt.com) or by contacting Elaine @ 561-350-9492 to obtain a hard copy)**

The following summarizes the May 19, 2015 Board Meeting held @ the Boynton Beach Branch Library.

Judy Taliento called the meeting to order, Elaine Levrant presented the Treasurer's Report for the months of February, March and April 2015 and Judy Taliento read the ACC recommendations.

The Board ratified the following:

1. Aquatic Systems proposal for quarterly lake fountain maintenance
2. Stout & Son proposal to remove dead palm in park area and replace with 2 foxtail palms
3. Aquatic System proposal for lake bank planting
4. Hanson Bros. 2015 proposal to trim Madison Lakes' palms and oak trees scheduled to begin Monday, June 1.
5. Placement of a Madison Lakes' color, 2 x 3.5 advertisement in COWBRA 35th Anniversary publication
6. Old Dominion Insurance Co. proposal to increase Madison Lakes' property insurance to include recently appraised common areas not previously covered.
7. TSM proposal to add additional plantings at entrance and in front of Madison Lakes' signage
8. Benchmark 2015 proposal to install seasonal lighting

Phil Dominick reported that there still were some gate issues that are being addressed. He also spoke to the recent community walk-through resulting in notification to several homeowners to either paint the exterior of their home, power wash a driveway or fix a mailbox. He mentioned the upcoming community tree trimming scheduled for Monday, June 1.

Since **Judy Taliento** is moving out of the area, the Board accepted with sincere regret her resignation as President of the Madison Lakes Board of Directors.

The Board appointed **Linda Poidevin as President** of the Madison Lakes Board of Directors

The Board appointed **Adam Grandis as Vice President** of the Madison Lakes Board of Directors

## **Amendments to the Madison Lakes ByLaws**

The proposed Amendments to the ByLaws voted on and approved by the membership on February 23, 2015 have been adopted and recorded by Palm Beach County as follows:

Article XIX, I.1-8, 3/16/2015, Book 27402, page 1141

Article XIX, F. Subleasing, 1-3, Book 27402, page 1144

Article XIII, B.4., Book 27402, page 1146

Copies of the Amendments are available at no charge to the membership upon written request to the Association or may be viewed and/or downloaded @ [grsmgt.com](http://grsmgt.com).

## **Hurricane Season**

June 1 is the beginning of Hurricane Season in Florida. As such, the Board has prepared 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 Linda Poidevin @ [lpoid@comcast.net](mailto:lpoid@comcast.net).

## **Street Parking**

Parking on our streets is not permitted past midnight 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.

## **Call Box**

If you want to change your number in the call box, contact Elaine Revis, Phil Dominick's assistant @ 561-296-9845.

**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 Banyan 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 \$150.00 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 property 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 from [www.grsmgt.com](http://www.grsmgt.com):  
**Completed forms** must be returned to the **Attention of Philip Dominick, GRS Management or to Linda Poidevin, 6370 Hamilton Court.** 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...** Offenders will be fined.

Next Board Meeting is scheduled for **August 18, 6:00 P.M., location to be announced.**

**The Board thanks the homeowners for their continued support.  
Adam Grandis, Elaine Levrant, Linda Poidevin**