

MADISON LAKES BOARD OF DIRECTORS NEWSLETTER

FEBRUARY 2013

The following summarizes the February 20, 2013 Board Meeting and Annual Homeowners Meeting held at the West Boynton Library, 9451 Jog Road, Boynton Beach.

Judy Taliento called the meeting to order, Elaine Levrant presented the Treasurer's Report for the months of November and December 2012 and January 2013. Judy Taliento read the ACC recommendations.

The Board ratified the following e-mail votes:

1. Approve Twin States Marketing Co., Inc. (TSM) proposal for Pest Control Services January-April 2013.
2. Approve proposal from Hilley & Wyant Cortez, P.A. as Co-Legal counsel.
3. Approve Stipulation of Agreement between MLHOA and homeowner at 10784 Grant Way.
4. Approve 10809 Madison Lien Foreclosure.
5. Approve "Notice for Trial" on 10836 Fillmore.
6. Approve Dicker, Krivok & Stoloff's office to notify Cutter's Edge to terminate Madison Lakes Lawn Maintenance, Irrigation and Hurricane contracts for non-renewal on their effective dates.
7. Approve Payment Agreement between MLHOA and homeowner at 10783 Grant Way.

Phil Dominick, Property Manager, opened the Annual HOA meeting at 6:30 p.m. A quorum was declared. Since there were no nominations from the floor, the three candidates, Elaine Levrant, Ken Reisman and Judy Taliento, were seated for MLHOA Directors' positions.

The meeting was opened to the homeowners for discussion. Subjects addressed included a question regarding the number of foreclosures currently in the community and concerns regarding the condition of 10836 Fillmore, a vacant property.

With no further business the meeting was adjourned at 6:45 p.m.

An Organizational Meeting was held immediately following the close of the Annual Meeting. The Board voted on the following Officers for 2013: **Kenneth Reisman, President; Judy Taliento, Vice President; and Elaine Levrant, Secretary and Treasurer.**

The Board also voted to schedule meetings on the **3rd Tuesday of the following months** (unless otherwise posted) location to be announced:

2013 - May 21; August 20; and November 19 (Budget Meeting)

2014 - February 18 (Board & Annual Meeting)

REMINDER: Directors' Newsletters are posted on the Banyan website. Homeowners may request a hard copy by calling 561-350-9492.

Homeowners who are delinquent in paying their maintenance 75 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.**

OVER

IMPORTANT REMINDERS:

- **Second Quarter maintenance fees are due April 1. Payments received after April 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.
REMINDER - ...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..**
- **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 **Banyanproperty.com**: or contact **Banyan Property Management at 649-8585**. **Completed forms** must be returned to either the **Attention of Philip Dominick, Banyan Property Management, 2328 South Congress Avenue, Palm Springs, FL 33406** or to **Judy Taliento, 10864 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**.
- In the event you need to **add or change your phone number in the call box** contact Ken Reisman, 374-9320. 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 21, 2013, 6:00 P.M., location to be announced**.

**The Board thanks the homeowners for their continued support.
Elaine Levrant, Ken Reisman, Judy Taliento**