

## MADISON LAKES BOARD OF DIRECTORS NEWSLETTER AUGUST 2019

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

The following summarizes the August 20, 2019 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 2019 and Robert Shapiro read the ACC recommendations.

The Board approved the following:

1. 10902 Fillmore, Lot #117, Mike Swain to make repairs due to violations that were not cured by homeowner. Article IX, Section 3 of the Declaration authorizes the Association to enter the property and perform the repairs or maintenance. At the May 21, 2019 meeting the Board unanimously voted to approve the action and the owner was provided in writing ten days' notice prior to repairs taking place. Homeowner to pay for all repairs associated with the three violations, i.e. gutter repair, common area fence repair/paint and painting the East side of the exterior of the house.
2. TSM estimate to plant cocoa plum along canal fence
3. American Pool Service proposal to exchange #2 Pool Pump Heater SQ225 (without coolant feature) to a Pool Pump Heater SQ 166 R (with coolant feature). Association to pay removal and installation of units.
4. Light Bulbs Unlimited quote to replace four (4) bronze coach fixtures at entrance
5. Decorative Surfacing Group to pressure clean, sand and apply clear sealer to entrance pavers.
6. Access Masters Proposal to remove, repair and replace entrance gate and camera equipment damaged due to lightning July 31, 2019.
7. Comcast telephone, internet, TV bundle agreement for community entrance reduced to \$117.00 each month.
8. Comcast agreement to install internet at pool cabana
9. Elika Entrance Telephone System minutes and data plan
10. Move \$10,000.00 from Valley National Bank Operating CD to Valley National Reserve Account, 25-2580
11. Safety Grip proposal to replace pool railing grips

The following new business issues were discussed:

1. Solid Waste Authority – garbage pail distribution scheduled for beginning of September. **Do Not use new carts prior to October 1, 2019**
2. Comcast Questionnaire – 44 total responses: 39 selected Option B; 3 selected Option A; 1 selected Both Option A & B and 1 selected Neither Option A or B
3. Comcast 2020 Contract negotiations update
4. July 31, 2019 Community Lightning Strike
5. Lightning protection rods
6. July 31, 2019 Lightning strike Insurance Claim

## **OCTOBER 1, 2019**

**Madison Lakes Homeowners to commence using Solid Waste Authority newly distributed 48 gallon garbage cart. No trash will be picked up unless placed in the new cart. Cart needs to be placed at the curb by 5:00 AM. Tuesdays and Fridays.**

**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 remind visitors to obey the "Alternate Side of Street" parking signs at the entrance.**

### **New Call Box**

The new phone number assigned to the Call Box and will show up on Caller ID is **561-336-8305**. The Caller ID will no longer display Madison Lakes, **just the phone number**. DO NOT block this number on your cell phone because if it is blocked, all calls will go to your voice mail.

To dial from the call box use homeowners last name:

Select \*, scroll to name and press call. Names are listed alphabetically

To dial from the call box using the Unit Lot #, Select \*, enter lot number, select the **pound key**

The new call box has a rollover feature. Up to 3 phone numbers may be programmed for each Lot number. The call box is set up for **4 rings**. If the first number doesn't answer after 4 rings, it automatically rolls over to the second number. If the second number doesn't answer after 4 rings, it automatically rolls over to the third number. If the third number doesn't answer it disconnects. It does not roll over back to the first number.

**NOTE: If you have a voice mail or an answering machine, it needs to be either disconnected or set up to answer after 5 or 6 rings. Any answer by an answering machine or a voice mail is considered a successful connection and will not roll over to the next number.**

**Effective September 1, 2019**, if you wish to add additional number(s) in the call box to your lot number, **please contact Lisa Turner [ltturner@grsmgt.com](mailto:ltturner@grsmgt.com),**

**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 Lisa Turner @ [ltturner@grsmgt.com](mailto:ltturner@grsmgt.com) with your email address if you wish to receive important information pertaining to the community via email.

**Homeowners who are delinquent in paying their maintenance (\$645.00) 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.
- **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.

Effective, **September 1, 2019** each lot number may include up to three (3) phone numbers to the call box. Should you wish to add a number(s) please contact Lisa Turned @ Lisa Turner, **lturner@grsmgt.com**,

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 19, 2019, 6:00 P.M.**, **Location to be announced**. Homeowners will receive a mailing of the 2020 Proposed Operating Budget prior to the meeting.

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

