

# MADISON LAKES BOARD OF DIRECTORS NEWSLETTER NOVEMBER 2017

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

The following summarizes the November 21, 2017 Board Meeting held at the Boynton Beach Branch Library and discusses matters of importance to homeowners.

Linda Poidevin called the meeting to order, Elaine Levrant presented the Treasurer's Report for the months of August, September and October 2017 and Linda Poidevin read the ACC recommendations.

**The Board unanimously approved the following:**

1. **2018 Proposed Budget** – Effective January 1, 2018 maintenance fees will remain at \$630.00 each quarter. First quarter statements will be mailed to homeowners in early-December.
2. TSM 2018 Lawn Maintenance Agreement
3. 2018 American Pool Service Inc., Pool/Spa Service Renewal Contract
4. 2018 Vertex Fountain Cleaning Renewal Agreement
5. Aquatic Systems, Vertex, 2018 Automatic Renewal Waterway (Lake) Management Program
6. Accept with regret Stu Johnson's resignation as President of the Madison Lakes HOA Board of Directors.
7. Appoint Linda Poidevin to temporarily sit on the Madison Lakes Board of Directors as President.

**The Board unanimously approved the following email votes:**

1. Lot 65, 10863, Madison, Association to remove all debris from side and back of house if not removed by homeowner by October 15, 2017
2. Aquatic Systems proposal to remove dead Cordgrass in lake littoral area
3. Aquatic Systems proposal to plant Spider Lily to replace dead cordgrass in lake littoral area
4. TSM 2017 proposal to mulch Madison Lakes' common areas
5. Derek Sykes 2017 proposal to power wash Madison Lakes common areas.
6. If the following homeowners do not comply with final request to power wash their driveway within ten (10) days of receipt of notice, Association will hire a vendor to provide the service: **Jackson – 6421; 6367; Fillmore – 10799 ; 10812; 10947; 10937; Coolidge – 6395**
7. Access Master Estimate #5076 to install new parking curbs, black with yellow stripes, between Resident and Visitor Lanes

**South Irrigation Pump and Lake Fountain**– You may have noticed that the Lake Fountain and South sprinklers have not been running. This is due to a break in an electric wire from the service transformer to the meter. The Association contacted Carpenter Electric to make the repair. Carpenter must obtain a Palm Beach County Permit before they can assess the damage and make the necessary repair. Fortunately, there has been enough rain recently to keep the grass from drying up. The Board is hopeful this will be fixed without too much further delay and not too costly.

**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 of \$200.00 plus maintenance, interest and late fees.

Please notify GRS Property Management, Inc. 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.**

**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, Secretary/Treasurer, at mlev9582@bellsouth.net Your address will be kept confidential and will not be shared with other residents in the community.

**REMINDERS:**

1. **Parking** - Please be considerate of your neighbors by not parking across from another parked vehicle.

**Please do not park on grass areas or block sidewalks.** 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.**

2. **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.**

3. **Architectural change forms** may be submitted to Phil Dominick at GRS Property Management, Inc., 3900 Woodlake Blvd, Suite 309, Lake Worth, FL 33463 or contact Linda Poidevin, 6370 Hamilton Court.

4. **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.**

5. **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.
6. **Vegetation** pickup is **Fridays.** Vegetation may be left at curb day before pickup but **no later than 6:00 A.M. Fridays.**
7. **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.
8. **Lawn/Irrigation Service:** If you experience a problem(s) or have a concern regarding lawn or irrigation service contact Phil Dominick at [Phil.Dominick@GRSpropertymanagement.com](mailto:Phil.Dominick@GRSpropertymanagement.com) or 561-649-8585.

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 20, 2018, 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"**

**Adam Grandis, Elaine Levrant and Linda Poidevin**

Since the Board received numerous complaints from homeowners, a lengthy discussion ensued regarding the problem with cars parking overnight in the community and homeowners violating the parking rule.

To alleviate the problem, the Board decided to send a strongly worded letter to all homeowners that they need to comply with the parking rule as written. It was also agreed that continuous offenders may be towed. Should it come to this, the Board will need to hire a Security company to patrol the community during the late evening hours and tag those vehicles in violation. Hiring a Security Company will be a financial burden to the Association. A towed vehicle will be at the vehicle owner's cost.

The Board is asking for homeowners' assistance in helping to identify the individuals violating the parking regulation.