

MADISON LAKES BOARD OF DIRECTORS NEWSLETTER NOVEMBER 2020

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

The following summarizes the November 17, 2020 Board Meeting held at the Madison Lakes Pool and discusses matters of importance to homeowners.

Lisa Turner called the meeting to order, Elaine Levrant presented the Treasurer's Report for the months of August, September and October 2020 and Ken Didsbury read the ACC recommendations.

The Board unanimously approved the following:

1. **2021 Proposed Budget – Effective January 1, 2021** maintenance fees will increase \$5.00 a month to **\$735.00 each quarter**. First quarter statements will be mailed to homeowners in early-December.
2. TSM estimate to remove rubellini with gamaderma at pool area and install Bougainvillea
3. TSM Lawn Maintenance Contract – 1/1/2021 – 12/31/2021
4. Atlantic Pool Contract effective January 1, 2021
5. Nick Felicione Pest Control proposal for a one-time white fly treatment for the perimeter and common area ficus hedge January 2021
6. 10902, Lot 117, Due to non-compliance of homeowner to remove & replace dead palm tree in front flower bed, the Board approved TSM to remove dead palm tree and replace with 15 gal. Hibiscus. Homeowner received (10) days final written notice on September 10, 2020 to comply. Article IX, Section 3 of the Declaration authorizes the Association to enter the property and perform the repairs or maintenance. The cost, thereof, plus reasonable overhead costs to the Association, shall be added to and become a part of the assessment to which the Lot is subject.
7. 6377 Coolidge, Lot #125, Due to non-compliance of homeowner to remove & replace dead palm tree in front flower bed, the Board approves Hanson Bros to remove dead palm tree and replace with Hibiscus to grow to 15'. Homeowner received (10) days final written notice to comply on July 14, 2020. Article IX, Section 3 of the Declaration authorizes the Association to enter the property and perform the repairs or maintenance. The cost, thereof, plus reasonable overhead costs to the Association, shall be added to and become a part of the assessment to which the Lot is subject
8. 6421, Lot #29, Due to non-compliance of homeowner to remove & replace dead palm tree in front flower bed, the Board approves TSM to remove dead palm tree and replace with 15 gal. Hibiscus. Homeowner received (10) days final written notice on August 26, 2019 to comply. Article IX, Section 3 of the Declaration authorizes the Association to enter the property and perform the repairs or maintenance. The cost, thereof, plus reasonable overhead costs to the Association, shall be added to and become a part of the assessment to which the Lot is subject.
9. Derek Sykes Pressure & Cleaning proposal for pressure washing common areas and common area PVC fencing along Jackson/Hamilton & Coolidge/Fillmore.
10. GRS Management Associates Inc. 2021 contract to renew automatically with 30 day cancellation policy.
11. TSM estimate to upgrade and refurbish Madison Lakes common areas located on Fillmore, Madison and in front of main pool parking lot entrance.
12. Reclass the following small balance three (3) Reserve Accounts to

Contingency/Emergency Reserve Account:

25-2510-00 – General - \$8.91

25-2520-00 – Storm Drain Cleaning - \$33.36

25-2545-00 – common Fences Repl - \$914.64 (Project completed)

13. TSM estimate #8716 to plant fall annuals at the entrance common area
14. TSM estimate #8724 to mulch community common areas including Jog & Wool bright roads

New Business

1. Common area power washing is scheduled for Monday, November 23, 2020. If driveways need to be cleaned while Sykes is on property, the special price is \$45.00. Please call 561-357-1200 to schedule your driveway cleaning.
2. Amazon Deliveries-The Madison Lakes Board has agreed to allow Amazon to provide our community with a free device that will help their drivers deliver packages to our residents. The driver can only come into community if he/she has a package scheduled to be delivered to a resident in the community. Amazon tracks when their drivers come in and out so if there is ever any issues with an Amazon driver they have a record of who the driver was and when they were on our property. The device is completely free to install and will be installed by Access Masters.

Old Business

1. **Traffic Survey**-Palm Beach County Sheriff's Office on 10/23/20 responded to ML request for a traffic survey to assist in determining if speed bumps are required within the community. Due to the Corona Virus the Sheriff's Office is short staffed and the matter is pending.

A committee was established to pursue the type of speed bump, # of speed bumps required, locations within the community and the costs associated with this project and present a written proposal to the Board for review. The following homeowners volunteered: 6371 Coolidge, 10925 Fillmore, 10818 Fillmore, 10778 Grant and 10786 Madison.

2. Call Box

The manufacturer of the Elika call box under warranty replaced the damaged box. **The new Call Box phone # is 561-806-3617.** Homeowners are asked to save this new number in their phones, so they know when the call box calls them.

REMINDERS

1. **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 plus maintenance, interest and late fees.**
2. Please notify Lisa Turner at lturner@grsmgt.com or her Assistant, Kelly Richards @ Krichards@GRSmtg.com, **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.**
3. **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 Lisa Turner @ Lturner@GRSmtg.com or her assistant, Kelly Richards @ Krichards@GRSmtg.com Your address will be kept confidential and will not be shared with other residents in the community.

4. **Parking Regulations**
Alternate Side of the Street Parking is mandatory.
Parking vehicles on grass areas or blocking sidewalks is not permitted. 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.
5. **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.**
6. **Architectural change forms** may be submitted to Lisa Turner @ GRS Property Management, Associates, Inc., 3900 Woodlake Blvd, Suite 309, Lake Worth, FL 33463 or contact Ken Didsbury @ 10852 Madison Dr.
7. **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.**
8. **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.
9. **Vegetation pickup is Fridays ONLY.** Vegetation may be left at curb **day before pickup but no later than 6:00 A.M. Fridays.**
10. **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.
11. **Lawn/Irrigation Service:** If you experience a problem(s) or have a concern regarding lawn or irrigation service contact Lisa Turner at lturner@grsmgt.com or email her Assistant, Kelly Richards @ krichards@grsmgt.com

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 16, 2021, 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 to Stay Healthy and have a **"Happy Holiday Season"**.

Ken Didsbury, Kevin Hatem and Elaine Levrant