

MADISON LAKES BOARD OF DIRECTORS NEWSLETTER

NOVEMBER 2015

The following summarizes the November 17, 2015 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 2015 and Linda Poidevin read the ACC recommendations.

The Board unanimously approved the following:

- **2016 Proposed Budget** – Effective January 1, 2016 maintenance fees will remain at \$615.00 each quarter. First quarter statements will be mailed to homeowners in early-December.

The Board also unanimously approved the following:

1. Access Masters proposal to reverse exit camera and update DVR with more data storage capability
2. 2016 Mako Pool Service Agreement
3. Aquatic System proposal to remove dead cord plants in lake littoral per PBC Guidelines
4. Aquatic System proposal to plant Golden Canna & Purple Muhly Grass in lake Littoral per PBC guidelines
5. Aquatic Systems 2016 Lake Maintenance Contract
6. Aquatic Systems 2016 Fountain Cleaning Contract
7. Andy's Awning Cleaning proposal to clean and seal pool deck canopy
8. Delray Awning proposal to install a 10/ x 20 galvanized steel frame and vinyl Canopy on North side of pool deck
9. TSM estimate #5772 to remove and replace Ficus hit by car at pool area
10. Roof-B Kleen proposal #1379 to clean 130 Madison Lakes' roofs and pool cabana roof scheduled for mid-January 2016.
11. Transfer \$20,000 from Operating Account to Reserve Account
12. TSM Proposal to mulch common areas
13. Derek Sykes proposal to pressure clean common areas
14. Access Masters proposal to replace broken 10-line display for telephone entry
15. Florida Pool Heating proposal to replace one of the broken pool heaters with an SQ166 Aqua Cal pool heater.

Garage Sale - The community garage sale proved to be another success. Thanks to Sheri Smith and her daughter Emily Wiskoff for their efforts on behalf of the community

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 line or mobile) 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 parallel to 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.
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 or phone her @ 845-642-6009.
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 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 16, 2016, 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, Linda Poidevin