

# MADISON LAKES BOARD OF DIRECTORS NEWSLETTER

**MAY 2019**

**(Newsletter is available @ [www.grsmgt.com](http://www.grsmgt.com) or by contacting Elaine @ 561-350-9492 to obtain a hard copy)**

The following summarizes the May 21, 2019 Board Meeting held @ the Boynton Beach Branch Library.

Lisa Turner, Property Manager called the meeting to order, Elaine Levrant presented the Treasurer's Report for the months of February, March and April 2019 and Kevin Hatem read the ACC recommendations.

The Board approved the following:

1. OHS proposal to Install 4 surveillance cameras in the pool area
2. Benchmark Painting & Carpentry estimate to paint pool deck and cabana
3. Twin States Marketing estimate to add new irrigation zone to cover littoral plantings.
4. To remain Florida State compliant a Postcard mailing to homeowners notifying them that the Annual Year End Financial Report is available for review.
5. 10902 non-compliance of three (3) violations, i.e. gutter repair, privacy fence repaired/painted and or replaced and exterior house painted. Homeowner received ten (10) day written notice to comply. Article IX, Section 3 of the Declaration authorizes the Association to enter the property and perform the repairs or maintenance. The Board unanimously approves these repairs at the homeowner's expense.
6. Access Masters proposal to replace entrance overview surveillance camera

## **Comcast Contract Negotiation Update**

A committee spearheaded by Robert Shapiro and committee members Adam Cohen and Tom Poidevin are working with Comcast representative Matthew Wintner to provide options for a Madison Lakes bulk Comcast renewal contract. The current Comcast bulk contract expires December 2019. Homeowners will receive a mailing shortly describing the current contract provisions and possible upgrade options that will be available to Madison Lakes homeowners.

## **FPL Street Lamp Upgrade**

Flower Power & Light has completed the LED upgrade to the twenty-two (22) community street lampposts. This FPL upgrade was at no upfront additional cost to Madison Lakes and will provide brighter evening lighting in the community.

## **Hurricane Season**

June 1 is the beginning of Hurricane Season in Florida. The Board reviewed a detailed list of instructions for common area tasks in the event of a major hurricane prediction. Each instruction is designated to an individual or vendor. Also included is a list of emergency contact names and phone numbers of vendors who will assist in clean up after the storm. The Board also has a list of homeowners who have generators available and are willing to assist other homeowners with special needs, i.e. charging cell phone, refrigerating medication, etc.

If you are willing to assist in the event of a major hurricane please notify Lisa Turner @ [ltturner@grsmgt.com](mailto:ltturner@grsmgt.com).

**In the event of a major hurricane prediction homeowners will need to:**

1. Tie down anything that can't be brought in. **Check for loose rain gutters, moldings. Remove patio umbrellas and swings.**
2. Move grills, patio furniture and potted plants into house or garage
3. Disconnect and remove satellite dishes
4. If mailbox is loose, secure or remove it
5. Move vehicles out of flood-prone areas and into garages if possible. If not, park cars away from trees and close to homes or buildings.
6. Secure and brace external doors, especially the garage door and double doors
7. **Do not leave vegetation cuttings at curb**

## IMPORTANT PHONE NUMBERS

Emergency_____	911
Public Safety_____	561-712-6400
TDD (Hearing Impaired)_____	561-712-6343
Community Helpline_____	211
Animal Care & Control_____	561-233-1200
American Red Cross_____	561-833-7711
Code Enforcement_____	561-233-5500
Consumer Assistance Hotline_____	800-435-7352
Constitutional Tax Collector_____	561-355-2264
Engineering & Public Works_____	561-684-4000
FEMA_____	800-621-3362
Fire Rescue – Non-Emergency_____	561-712-6550
FPL Power Outage_____	561-697-8000
Health Department_____	561-840-4500
Palm Tran_____	561-841-4200
Parks & Recreation_____	561-966-6600
Price Gouging_____	866-966-7226
Roads, Drainage & Traffic_____	561-684-4018
Salvation Army_____	561-686-3530
Sheriff (PBSO) – Non Emergency_____	561-688-3000
Solid Waste Authority_____	561-640-4000
Traffic Signal Repair_____	561-683-6885
United Way_____	561-375-6600
Water Utilities_____	561-493-6000

### Street Parking

To avoid parallel parking in the community, effective March 1, 2019 the Association approved an Alternate Side of the Street Parking regulation. A sign is situated at the resident side entrance notifying homeowners & guests to park either on the Odd home address side of the street or on the EVEN address number side of the street.

Please REMEMBER to abide by this alternate side of the street regulation. It is imperative to avoid parking parallel on both sides of the street so that cars and emergency vehicles can easily drive down

the street. Allowing emergency vehicles easy access to drive through our streets without difficulty is paramount to everyone's safety and wellbeing.

Please remind your guests to be careful **not** to park on grass areas where they could possibly damage sprinkler heads. **Parking is only permitted on community roads between the hours of 6:00 a.m. to midnight.** All other times park vehicles in driveways, garages or in the surfaced parking area adjacent to the pool.

### **Call Box**

If you want to change your number in the call box, contact Lisa Turner, 561-641-8554, extension 175.

**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@grsmgt.com. Your email address will be kept confidential and not shared with other residents in the community. You will receive pertinent information such as notification of maintenance issues, tree trimming, weather related issues and if and when unexpected events occur.

**Homeowners who are delinquent in paying their maintenance 45 days into a quarter will be responsible for the following charges:**

- **\$100.00 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 \$200.00 in legal fees.**

### **IMPORTANT REMINDERS:**

- **Third Quarter maintenance fees are due July 1. Payments received after July 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 properly disposed of.**  
**NOTE:** 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.**
- **No commercial vehicles** shall be parked on property including the parking lot. **A Commercial vehicle** is a vehicle meeting any of the following criteria:
  - 1. Advertising lettering or imagery;**
  - 2. Commercial license tags;**
  - 3. Flat beds;**
  - 4. Containing commercial equipment such as ladders, tanks, piping, etc.****If a Vehicle fitting this description is tagged, it will be towed within 24 hours (no exceptions).**
- **Forms for Architectural changes** may be obtained at the GRS website, **www.grsmgt.com:**  
**Completed forms** must be returned to the **Attention of Lisa Turner, GRS Management or to Robert Shapiro, 10833 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.**

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 wishes you a Happy Memorial Day/July 4 and Summer**

Next Board Meeting is scheduled for **August 20, 2019, 6:00 P.M., location to be announced.**

**The Board thanks the homeowners for their continued support.**

**Kevin Hatem, Elaine Levrant, Robert Shapiro**