

# Madison Place of Pompano Beach Homeowners' Association, Inc.

1001 Northwest 33<sup>rd</sup> Manor | Pompano Beach, FL 33064

## BOARD MEETING AGENDA

Contents		Addenda	
Page	Description	#	Description
1	Procedures, Motions, Notes	1	Meeting Minutes from 20 APR 2020
2	Committee, Manager Reports	2	Letter & Ledger for 3343 NW 10 <sup>TH</sup> AVE*
3	Financial Summary	3	Financial Reports*
		4	ARC Standard R&R Change (Motion #5)

*\*Not published to website due to privacy / security concerns or personal information.*

DATE:	<b>MON 18 MAY 2020</b>	TIME:	<b>7:00 PM</b>
LOCATION:	<b>Call-In Only 1-712-770-4700 Access Code 573595#</b>		

#	ITEM	(P)	(VP)	(S)	(T)	(D)
	<b>CALL TO ORDER AT: 7:02 p.m.</b>	X				
	<b>QUORUM:</b>	X	X	X	X	
1	<b>MOTION</b> to read meeting minutes summary from 20 APR 2020.	S	Y	M	Y	
2	<b>MOTION</b> to approve meeting minutes and adopt into records of the Association.	X	Y	M	X	X
3	<b>OWNER CONCERN:</b> 3343 NW 10 <sup>TH</sup> AVE *see summary below* <a href="#">See Notes</a>					
4	<b>MOTION</b> to levy a Limited Special Assessment Legal Fee for Continuing Lien against ledger for 1046 NW 33 <sup>RD</sup> CT of \$500.00. *see notes below* <a href="#">TABLED</a>					
5	<b>MOTION</b> to approve Landscape Design as Provided in ARC-Approved Motion.	X	S	M	X	X
6	<b>MOTION</b> to approve \$1,600.00 for pressure washing. *Description Below*	X	X	M	S	X
7	<b>MOTION</b> to adjourn at <a href="#">8:14 p.m.</a>	X	X	M	S	X

CERTIFIED by the SECRETARY on MON 15 JUN 2020:



Erik Shryock, Board Secretary

Acknowledged by the Manager:



Matt Jelinek, CAM

**Item #3 – 3343 NW 10<sup>TH</sup> AVE.** Manager will present case. Letter sent to Board Members only; Ledger sent to Board Members only. **1)** The Owner will plead their case to the Board about why additional credit(s) should be applied; **2)** Manager will ask the Board for a precedent as follows: “[When a previous Board of Administration \(Directors\) has applied a credit, how will future homeowners’ requests of this nature be handled should a homeowner come back and request additional credit?](#)” **3)** Manager will present a facts related to payments; Manager will ask Board to consider that: **A)** Homeowner has had a few violations, but has worked with Manager to reach resolution; **B)** Owner is a public servant; **C)** Has the homeowner made payment to cover at least the past-due dues? **D)** Is the homeowner present?

**Item #4 – 1046 NW 33<sup>RD</sup> CT.** On July 22, 2019 Management received notice of Foreclosure from the Broward County Circuit Court. The Board of Directors for the Association at that time voted to have Counsel for the Association file a continuing lien in the Action. Manager directed Brian Gottlieb of Reifkind, Thompson & Rudzinski to file the continuing lien. The Association paid Reifkind, Thompson & Rudzinski a fee of \$500.00 for the Continuing Lien Action, but so far has not had to file anything beyond the Association’s intent to claim any surplus funds. (**NOTE:** Surplus funds happen when a property is sold for more than the value of the lien being claimed. For example, if there is \$200,000.00 on the lien and the property sells for \$280,000.00, the excess \$80,000.00 would be the Association’s to claim if a Continuing Lien is in place.) **THIS MOTION** is to levy the legal fee of \$500.00 against the Ledger of the Owner(s).

**ITEM #6 – Pressure Washing.** Pressure washing of: **1)** Pool pavers; **2)** Playground pavers; **3)** Sidewalk from NE pedestrian gate to mailboxes; **4)** Main entry curbs, pavers, sidewalks; **5)** curbs and sidewalks near pool; **6)** curbs at corners of streets; **7)** Retaining wall near NE pedestrian gate.

## COMMITTEE UPDATES

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### ARCHITECTURAL REVIEW COMMITTEE ("ARC")

ALEX FENECH, CHAIR

- MOTION FOR BOARD
  - **See attachment #4**; This would change the ARC Standard on Rules & Regulations
    - **SEE MOTION #5 ON FIRST PAGE FOR VOTE**
  - Landscaping quote from Top Yards (Arnaldo) – Clarifications & Discussion
  - Landscapers change on 01 JUN 2020 – Sierra update regarding any discussions with Kenny from **Integrated Turf Care** as related to initial service.
  - Pest Control, Lawn Fertilization starts on 27 MAY 2020.

### SPECIAL ASSESSMENT COMMITTEE ("SPA")

AD-HOC COMMITTEE

- Meeting tomorrow night (19 MAY 2020 @ 19:00) via teleconference.
- Elevations provided by Architect. Will discuss with Committee.
- Will be discussing modifications to the plans provided by the Architect.

### COMPLIANCE COMMITTEE

- No Activity to report.
- Matt J needs to schedule training.

## MANAGER'S UPDATES

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### 1) Audit

- Audit from 01 JAN 2017 to present is ongoing.
- Expected completion with report on/before 31 AUG 2020.
- Outstanding Inquiry to Attorneys: Is it a violation for the Developer to have paid CAPITAL expenses from Operating prior to Association/Board Turn-Over on 08 OCT 2017?
  - If yes, Association should purchase statements from CS Bank for 2016 for \$160.00.
  - If no, Association should complete audit as-is.

### 2) Coronavirus / COVID-19 Mitigation

- a. Janitorial services now include high-frequency touch areas.
- b. Pool furniture was put out and set up, but Members moved it and broke two (2) lounge chairs in the process. The broken chairs have already been repaired and pool furniture is set aside.

### 3) SPECIAL ASSESSMENT / DEVELOPER SETTLEMENT

- a. Meeting for Ad-Hoc Special Assessment Committee is scheduled for 19 MAY 2020 at 7 p.m.

### 4) INSURANCE RENEWAL

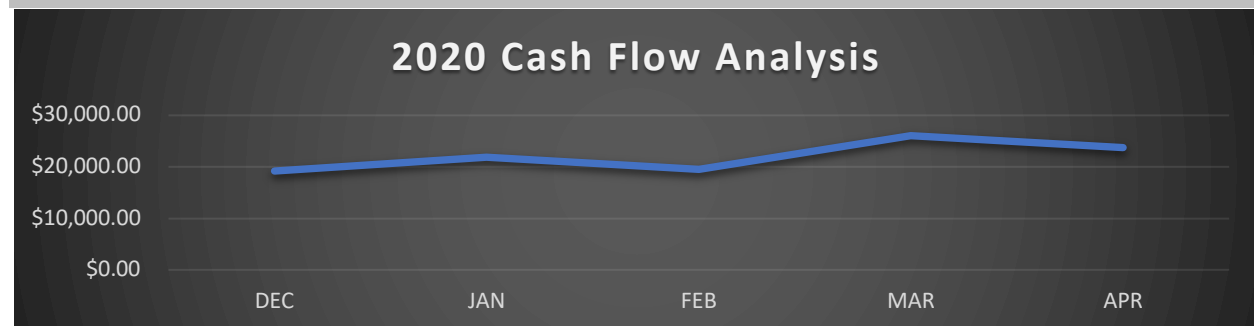
- a. Completed.
- b. Worker's compensation insurance obtained.
- c. Premium downpayment paid.

## FINANCIAL SUMMARY

### Cashflow Summary: Account Balances & Cash On-Hand

Manager's Note: Cashflow dip for APR 2020 due to checks clearing later than anticipated.

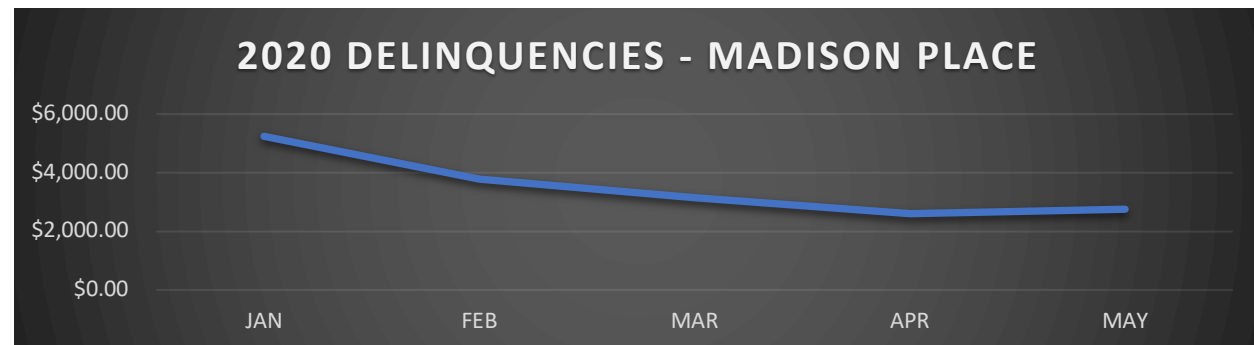
	31 DEC 2019	31 JAN 2020	29 FEB	31 MAR	30 APR
OPERATING	\$5,165.49	\$7,222.83	\$4,294.76	\$10,198.05	\$7,308.47
RESERVES	\$14,023.64	\$14,635.76	\$15,247.87	\$15,860.00	\$16,472.13
TOTAL	\$19,189.13	\$21,858.59	\$19,542.63	\$26,058.05	\$23,780.60



### Outstanding Accounts Receivable Summary

Manager's Notes:

- A few people's checks have not come in. They are mainly bank checks and we believe an envelope may have gotten lost in the mail.
- There were a few checks in the dropbox when this report was pulled on 13 MAY 2020.
- All things considered, this is actually doing better than anticipated – for now.



### MADISON PLACE > 2020 AGING SUMMARY

	<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>90+</u>	<u>TOTAL</u>
JAN	\$2,714.95	\$1,266.00	\$395.82	\$865.96	\$5,242.73
FEB	\$1,654.92	\$950.00	\$410.82	\$770.96	\$3,786.70
MAR	\$1,550.00	\$705.00	\$315.82	\$565.96	\$3,136.78
APR	\$1,630.00	\$550.00	\$195.82	\$225.96	\$2,601.78
MAY	\$1,850.00	\$390.00	\$180.82	\$330.96	\$2,751.78

Full Financial Reports are attached separately.

Next Meeting: Monday, June 15, 2020 @ 7:00 p.m. via conference call only.

Attendance > Board

- Sierra Bubbs, President
- Frank Garcia, Treasurer
- Joanna Cygert, Vice-President
- Erik Shryock, Secretary
- Parker Woolfolk, Director

Attendance > Members

- Marietta Craig
- Anonymous Caller (# Blocked)

Notes:

- ITEM #3 –
  - Motion to issue credit of \$200.00 to ledger of 3343 NW 10<sup>TH</sup> AVE
    - Contingent upon payment receipt of \$110.82 not later than 31 MAY 2020
    - Credit will be issued upon receipt of payment.
- ITEM 5 –
  - Sierra - concerned about installation.
  - Joanna - wants the exterior areas done first.
  - Erik - would like to have this started depending upon color.
  - Frank – We need color
  - Parker – Was on the ARC and approved
- Rules & Regulations regarding purchase by absentee owners
  - Sierra – Prefers further restriction; 108 townhomes would prefer the number to be under 8
  - Erik – Prefers under 20%
  - Parker – Doesn't want it to be about renters; Thinking 25-30 units;
    - Recommends some sort of "end" if a rental remains vacant for a period of time.

TO-DO LIST:

1. Manager and President to develop and promulgate a long-term plan for landscaping overhaul outside of a special assessment.
  - a. Plan to include timing, pay-outs, etc.
2. Manager to write policy regarding rental caps and to promulgate to Board for review / alteration;
  - a. Send to legal for review after Board Changes have been adopted.
  - b. Notice fourteen (14) days prior to meeting.

**\*\*\* END OF AGENDA \*\*\***