

Madison Place of Pompano Beach Homeowners' Association, Inc.

1001 Northwest 33rd Manor | Pompano Beach, FL 33064

BOARD MEETING AGENDA

Contents		Addenda	
Page	Description	#	Description
1	Procedures, Motions, Notes	1	Meeting Minutes from 18 MAY 2020
2	Committee, Manager Reports	2	
3	Financial Summary	3	

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

DATE:	MON 15 JUN 2020	TIME:	7:00 PM
LOCATION:	Call-In Only 1-712-770-4700 Access Code 573595#		

#	ITEM	(P)	(VP)	(S)	(T)	(D)
	CALL TO ORDER AT: 7:06 p.m.					
	QUORUM:	X	X	X		
1	MOTION to read meeting minutes summary from 18 MAY 2020.	M	X	S		
2	MOTION to approve meeting minutes and adopt into records of the Association.	S	X	M		
3	DISCUSSION – Landscaping including driveways	X	X	X		X
4	MOTION to approve \$9,000.00 with \$4,500.00 to be taken from operating and \$4,500.00 to be used from reserves as a loan with 24-month payback period to be used towards driveways being changed from mulch to stone with weed barrier, removal of plants at end of driveways and with sprinkler head change to bubbler.	X	X	M		S
5	MOTION to add Rules & Regulations modification to Agenda for 20 JUL 2020 regarding limitation on rental units as written and without modification.	X	S	M		X
6	DISCUSSION: Hearing for pool violations.					
7	DISCUSSION: Parking (Erik S.)					
8	MOTION to adjourn at: 7:55					

CERTIFIED by the SECRETARY on MON 20 JUL 2020:



Erik Shryock, Board Secretary

Acknowledged by the Manager:



Matt Jelinek, CAM

COMMITTEE UPDATES

ARCHITECTURAL REVIEW COMMITTEE ("ARC")

ALEX FENECH, CHAIR

- No updates at this time.
- Manager Question for Board: Do you want ARC to start issuing violations for breaches of their standards?

SPECIAL ASSESSMENT COMMITTEE ("SPA")

AD-HOC COMMITTEE

- Initial meeting went well. Awaiting feedback.

COMPLIANCE COMMITTEE

No Chairperson at this Time

- No updates at this time.

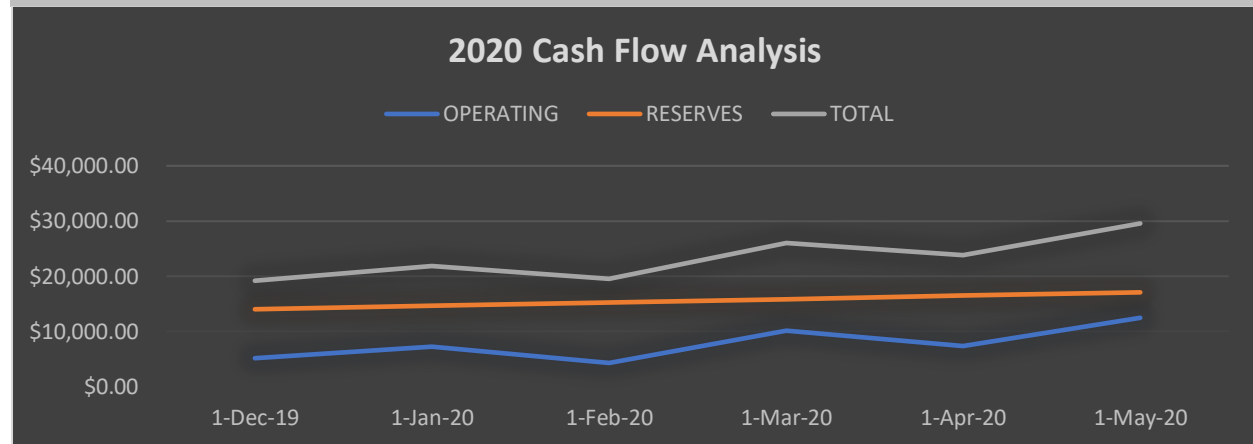
MANAGER'S UPDATES

- Audit - Ongoing
- Coronavirus / COVID-19 Mitigation - No changes at this time.
- SPECIAL ASSESSMENT / DEVELOPER SETTLEMENT - No changes at this time.
- Pressure Washing – Waiting for decent stretch of good weather to start due to sealant.
- FROM MTG on May 18, 2020: Manager & President to develop landscaping strategy; and (DISCUSSION)
- FROM MTG on May 18, 2020: Manager to write Policy regarding rental caps and promulgate to Board; DONE. (14-Day Advance Notice was not possible, tabled to July Meeting.)

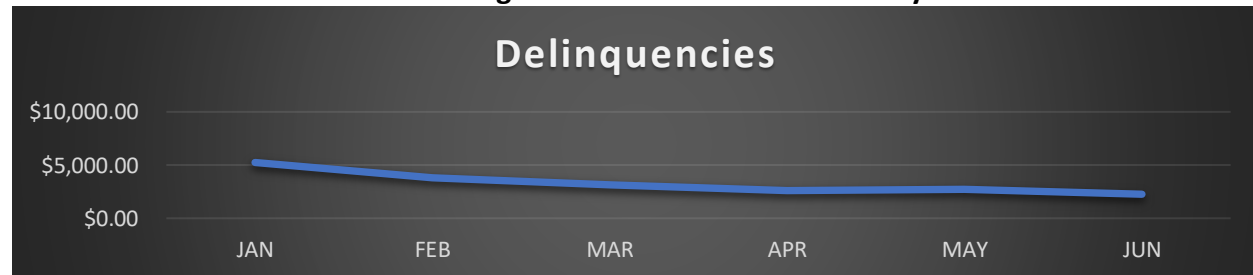
FINANCIAL SUMMARY

Cashflow Summary: Account Balances & Cash On-Hand

	31 DEC 2019	31 JAN 2020	29 FEB	31 MAR	30 APR	31 MAY
OPERATING	\$5,165.49	\$7,222.83	\$4,294.76	\$10,198.05	\$7,308.47	\$12,477.43
RESERVES	\$14,023.64	\$14,635.76	\$15,247.87	\$15,860.00	\$16,472.13	\$17,084.26
TOTAL	\$19,189.13	\$21,858.59	\$19,542.63	\$26,058.05	\$23,780.60	\$29,561.69



Outstanding Accounts Receivable Summary



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
JUN	\$1,354.00	\$419.00	\$80.00	\$410.96	\$2,263.96

Full Financial Reports are attached separately.

Next Meeting: Monday, July 20, 2020 @ 7:00 p.m. via conference call only.

*** END OF AGENDA ***