



Madison Place of Pompano Beach
Homeowners Association, Inc.
1001 Northwest 33RD Manor
Pompano Beach, FL 33064-5931

**Emergency Meeting
Board of Directors
Monday, July 27, 2020 7:00 p.m. via Zoom**

- 1) Call to order at 7:07 p.m.
- 2) Present: Vice-President; Secretary; Director
- 3) No Notice of Meeting – Emergency
- 4) No action(s) on previous meeting minutes
- 5) **MOTION** to grant credit score exception to Screening Criteria as follows:
 - a. **Condition #1:** Application is for a Buyer, **not** a Tenant; and
 - b. **Condition #2:** Applicant is a Veteran of the U.S. Military; and
 - c. **Condition #3:** Applicant's credit score is lower as a result of **inquiries** as verified and qualified by the Manager of the Association.
 - d. **NOTE:** Future application of this exception will require that any Applicant(s) seeking the same exception must: Be a buyer, **AND** be a Veteran of the U.S. Military, **AND** establish and demonstrate that the number of inquiries while seeking the most favorable mortgage rate were sufficient to reduce their credit score below an acceptable level. If **all three (3)** criteria are not present together for the one buyer, then exception cannot be granted.
 - i. Motion by Director; Second by Vice President; Voice Vote = None Opposed;
- 6) **Discussion on Landscaper asking for additional funds and new contract worth additional \$8K.**
 - a. This practice seems highly unethical given the vendors' own statements in the emails with the Manager; and
 - b. The Association set a budget for FY 2020 to start in JUNE of 2020 and the vendor seeks to disrupt that budget creating fiscal injury to the Association's Members; and
 - c. Board directs Manager to get bids immediately and without delay and keep the Board updated via email.
- 7) **MOTION** to adjourn 7:28 p.m.
 - a. Motion by Secretary; Second by Vice President; Voice Vote = None Opposed;

Erik Shryock as Secretary

17 AUG 2020

Date



MANAGED
BY

METROPOLITAN PROPERTY GROUP FLORIDA, LLC
MATT JELINEK, LICENSED CAM 46341
2755 E OAKLAND PARK BLVD, STE 200
FORT LAUDERDALE, FL 33306-1671

PHONE 608.843.4648
EMAIL MJ@MPGFL.com
WEB MPGFL.COM