



MEETING NOTICE AND AGENDA

Monday, January 16, 2023 @ 7:00 p.m., local time

Zoom.US // Meeting ID: 976 8870 0487 // Meeting Password: 938 547

If joining by phone, dial +1 (929) 205-6099

AGENDA

1. Call to order at 7:04 pm, local time
2. Establish Quorum:

<u>X</u>	(P) Shryock	<u>X</u>	(VP) Clancy	<u>X</u>	(S) Cygert	<u>X</u>	(T) Giardi	<u>X</u>	(D) Woolfolk
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3. Members Present: David Leiva (1028 NW 33RD CT); Yhanique Booth (1062 NW 33RD MNR); Dwight Luizzo (1074 NW 33RD MNR);
4. Notice of Meeting: Posted to website.
5. Motion to waive the reading and approve the minutes from the meeting on Monday, December 19, 2022 attached herewith:

MOTION	SECOND	OPPOSED	MOTION IS:
VP	P	None	Adopted

6. CURRENT BUSINESS:
 - a. Developer Settlement: The attorneys have requested a summary for a counter-offer. Summary to be sent to the Board for review / discussion prior to next meeting not later than Monday, January 30, 2023 at close of business.
 - b. Monument Landscaping:
 - i. Conceptual Design Pricing (JAN 2023): \$6,565.71 (Andrews Ave only)
 - ii. Conceptual Design Pricing (OCT 2021): \$6,573.68 (Andrews + 11th Ave)
 - iii. Pricing from Top Yards (MAR 2022): \$3,550.00 (Andrews Ave only)
 - iv. Pricing from Top Yards (MAR 2022): \$2,180.00 (11th Ave only)
 - v. **MOTION:** To approve quote with modification(s) as follows: Two (2) 7-gal blue agaves to be between Italian Cypress and lettering of sign; Four (4) Cordyline to be placed in center below font / sign. Motion includes approval of \$6,565.71.

MOTION	SECOND	OPPOSED	MOTION IS:
P	VP	None	Approved

7. NEW BUSINESS:
 - a. **SAFETY ISSUES:**
 - i. Management is fielding a lot of complaints about the tenants living at 3372 NW 10TH AVE. Complaints include: Speeding down NW 33RD AVE well in excess of posted (and safe) speeds; Failure to stop for stop signs; Nearly hitting people and animals.



1. Management is recommending the Occupancy be revoked due to prior warnings for similar behavior to the Owner. [Manager to issue violation.](#)
- ii. Management received a notice that a child was nearly struck on NW 33RD CT on 07 JAN 2023 by a speeding vehicle. Broward County Sheriff's Office was dispatched for a reckless driver. (BCSO Report# 11-2212-010716.) The report has been requested by management. If findings in the report are consistent with a violation of the Rules (Declaration, Nuisance Clause), does the Board of Directors wish to pursue violation, fine, both? [Violation: \(S\); Both: \(P\), \(VP\), \(D\), \(T\) — Dependent on contents of report, manager will issue a Violation Notice with a Fine of not more than \\$100.00 for this incident. Manager will forward the report to the Board.](#)
- iii. People breaking into vehicles. The Association has increased BCSO Patrols. Is there anything more the Association could / should be doing? [President spoke with officer of BCSO who suggested the Association could hire a BCSO Officer to sit on-site.](#)
- iv. Front Gate Cameras. Status? Repairs? [Have maintenance replace the camera installed up top with the spare camera; if that does not resolve the issue, see if there is a second line inside the post that might be plugged-in instead. \(Same line causing issue?\)](#)
- b. The **Compliance Committee** requires three (3) members at a minimum. Request for appointment of a third member. Candidates: [Adema Verne](#)
- c. **MOTION** to appoint Rasheen Thomas as the second Member of the Compliance/Fining Committee. (Current Members: Angela Allen)

Motion P	Second D	Opposed None	Motion is: Adopted
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- a. **MOTION** to appoint Adema Verne as the third Member of the Compliance/Fining Committee. (Current Members: Angela Allen)

Motion D	Second VP	Opposed None	Motion is: Adopted
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8. MEMBER CONCERNS:

- a. **REPEATED VIOLATION: Street Parking — 1026 NW 33RD MNR**

- i. Incidents:

1. 18 JUL 2022 – Violation Notice with service; No fine
2. 02 SEP 2022 @ 17:46 local — Warning sticker, tow request, no confirmation of tow.
3. 22 NOV 2022 @ 21:45 local — Photo, tow request, no confirmation of tow.
4. 21 DEC 2022 @ 19:53 local — Photo, tow request, no confirmation of tow.
5. 30 DEC 2022 @ 20:50 local — Warning sticker, tow request, no confirmation of tow.



6. 13 JAN 2023 @ 18:56 local — Warning sticker, tow request, no confirmation of tow.

7. 14 JAN 2023 @ 23:58 local — Photo, tow request, no confirmation of tow.

- ii. **MOTION** to levy a fine of \$100.00 per incident for incidents 2 – 7 (total of \$600.00) for the incidents recorded against Unit: 1026 NW 33RD Mnr, Pompano Beach, FL 33064 (BROWARD CO.)

MOTION
D

SECOND
P

OPPOSED
None

MOTION IS:
Adopted

- b. **REPEATED VIOLATION: Storage of Trash — 1026 NW 33RD MNR (Also platform removal)**

- i. Incidents:

1. 18 JUL 2022 — Violation Notice with service; No fine
2. 16 AUG 2022 — 2nd Violation Notice with service; No fine
3. *02 SEP 2022 @ 17:46 local — Photo; Knocked on door, no answer
4. 30 SEP 2022 @ 17:53 local — Photo;

*A fine for another violation has already been recommended. If that fine was applied, the Association **may not** fine more than \$100.00 per day against any Unit per Florida Statutes.

- ii. **MOTION** to levy a fine of \$100.00 per incident for incident on 30 SEP 2022 for the incidents recorded against Unit: 1026 NW 33RD MNR, Pompano Beach, FL 33064 (BROWARD CO.)

MOTION
S

SECOND
P

OPPOSED
None

MOTION IS:
Adopted

- c. **VIOLATION: Commerical Vehicle + Parking on Street — 1047 NW 33RD MNR (one time)**

- i. 05 JAN 2023 @ 18:08

- ii. Appears ADT was installing / repairing a home security system. Recommend no action.

- d. **VIOLATION: Holiday Decorations too early — 1026 NW 33RD MNR (17 NOV 2022).**

- i. Manager does not recommend citing violation as the homeowner would have affirmative defense as “Thanksgiving” Decorations. Recommend no action.

9. MEETING SCHEDULE:

- a. Election: Monday, April 17, 2023 @ 7:00 p.m. (via Zoom)
- b. Meetings: Monthly (3rd Mon of Month @ 7:00 p.m.)
- c. 1062 NW 33RD MNR: Concern about canine getting aggressive who was on walk.
- d. Questions about increase — A) Landscaping; B) Insurance;
- e. Compliance / Fining Committee — A) Ducks issues (Fine for 1092, etc.);
- f. Maintenance – Schedule (Check with Ricky)
- g. Parking concern about getting a confirmation (D. Luizzo)



10. MOTION TO ADJOURN:

MOTION
VP

SECOND
P

OPPOSED
None

ADJOURNED AT:
8:48 p.m.

APPROVED: _____

Joanna Cygert, Secretary

Date



FY2023 BUDGET MEETING

MEETING MINUTES

Monday, December 19, 2022 @ 7:00 p.m., local time

Zoom.US // Meeting ID: 976 8870 0487 // Meeting Password: 938 547

11. Call to order at 7:30 pm, local time

12. Establish Quorum:

| X | (P) Shryock | | (VP) Clancy | X | (S) Cygert | X | (T) Giardi | X | (D) Woolfolk

13. Members Present:

14. Notice of Meeting: (A) Posted to Bulletin Board by mailboxes; and (B) Posted to website.

15. Motion to waive the reading and approve the minutes from the meeting on Monday, August 29, 2022
(*attached.*)

MOTION <u>P</u>	SECOND <u>S</u>	OPPOSED <u>None</u>	MOTION IS: <u>Adopted</u>
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16. CURRENT BUSINESS:

17. NEW BUSINESS:

a. FY 2023 Budget Adoption

i. Motion: T; Second: P; Opposed: None; Motion: Adopted

b. Amendment to management contract (attached)

i. Motion: P; Second: D; Opposed: None; Motion: Adopted

18. MEMBER CONCERNS:

a. Compliance Committee Volunteer Opportunity Notice @ Mailbox?

19. NEXT MEETING: Monday, January 16, 2023 at 7:00 pm via Skype

20. MOTION TO ADJOURN:

MOTION <u>D</u>	SECOND <u>P</u>	OPPOSED <u>None</u>	ADJOURNED AT: <u>8:46 pm</u>
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APPROVED: _____

Joanna Cygert, Secretary

Date



AMENDMENT ONE TO MANAGEMENT CONTRACT AND ASSIGNMENT

PARTIES

Association Madison Place of Pompano Beach Homeowners Association, Inc.
1001 NW 33RD MNR, Pompano Beach, FL 33064

Management Association Management Partners, LLC
2436 N Federal Hwy 205, Lighthouse Point, FL 33064

AMENDMENT


1. This Amendment to the contract dated 01 JUN 2018 by and between Metropolitan Property Group Florida, LLC and the Association shall amend Page 2, Section 2(b) from “One Thousand, Three Hundred (\$1,300.00) Dollars” to “One Thousand, Eight Hundred and NO/100 (\$1,800.00) Dollars”.
2. This Amendment shall also amend the assignment dated August 24, 2021 from Metropolitan Property Group Florida, LLC to Association Management Partners, LLC in the same manner.

AGREEMENT

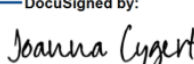
Agreed on this the 22nd day of December, 2022 in the County of Broward.

EXECUTION

FOR THE ASSOCIATION:

DocuSigned by:

891ED0801081457...

Erik Shryock as President

DocuSigned by:

A2CB07EB03F84C4...

Joanna Cygert as Secretary

FOR THE MANAGEMENT:



Matt Jelinek, CAM / Manager