



## MEETING NOTICE AND AGENDA

Monday, February 20, 2023 @ 7:00 p.m., local time

At the Association's Pool, 1001 NW 33<sup>RD</sup> MNR, Pompano Beach, FL 33064

### AGENDA

1. Call to Order at 7:00 pm, local time
2. Establish quorum:  
| X | (P) Shryock | | (VP) Clancy | X | (S) Cygert | X | (T) Giardi | X | (D) Woolfolk
3. Members Present:
4. Notice of Meeting: Posted to Board; website
5. Motion to waive reading and add into the official records of the Association meeting minutes from the meeting on MON 16 JAN 2023. (Attached.)

MOTION	SECOND	OPPOSED	MOTION IS:
D	P	None	Adopted
6. CURRENT BUSINESS:
  - a. Developer Settlement
  - b. Monument Landscaping — Motion to approve \$6,751.43. (Main monument at Andrews & 33<sup>rd</sup>)  
VP Motion to approve \$6,751.43 from operating; Second by T; Opposed: None; Motion is adopted.
7. NEW BUSINESS:
  - a. Safety Issues
  - b. Landscaping:
    - i. In 2022 it was: \$4,690.01 per month
    - ii. FY2023 Budget: \$70,635.16 per year or \$6,469.60 per month.
    - iii. In 2023 it is now: \$5,086.27 per month (\$396.26/mo or \$4,755.12/yr more)
    - iv. QUOTE #1 — Landcare \$5,825.50 per month (\$1,135.49/mo more than 2022)
    - v. QUOTE #2 — Nanaks Waiting for Bid
    - vi. QUOTE #3 — Premium Waiting for Bid (*Expected: FRI 24 FEB 2023*)
8. COMMITTEES:
  - a. ARC — No activity
  - b. Fining (Compliance) — Expecting one (1) fine appeal in March or April 2023.
9. MEMBER CONCERNS:
  - a. Email (attached)
10. NEXT MEETING:
  - a. 2023 Meeting Schedule: Every-other month (even-numbered months)

Third Monday\* (\*In-person, otherwise Zoom)

### 11. ADJOURNMENT:

MOTION	SECOND	OPPOSED	ADJOURNED AT:
P	D	None	8:38 p.m.

APPROVED: \_\_\_\_\_

Joanna Cygert, Secretary

Date



## MEETING MINUTES

16 ANUARY 2023

1. Call to order at 7:04 pm, local time
2. Establish Quorum:  
| X | (P) Shryock | X | (VP) Clancy | X | (S) Cygert | X | (T) Giardi | X | (D) Woolfolk
3. Members Present: David Leiva (1028 NW 33<sup>RD</sup> CT); Yhanique Booth (1062 NW 33<sup>RD</sup> MNR);  
Dwight Luizzo (1074 NW 33<sup>RD</sup> 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 + 11<sup>th</sup> Ave)
  - iii. Pricing from Top Yards (MAR 2022): \$3,550.00 (Andrews Ave only)
  - iv. Pricing from Top Yards (MAR 2022): \$2,180.00 (11<sup>th</sup> 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 10<sup>TH</sup> AVE. Complaints include: Speeding down NW 33<sup>RD</sup> 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 33<sup>RD</sup> 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)

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

<b>Motion</b> <b>D</b>	<b>Second</b> <b>VP</b>	<b>Opposed</b> <b>None</b>	<b>Motion is:</b> <b>Adopted</b>
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8. MEMBER CONCERNS:

a. **REPEATED VIOLATION: Street Parking — 1026 NW 33<sup>RD</sup> 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 33<sup>rd</sup> Mnr, Pompano Beach, FL 33064 (BROWARD CO.)

**MOTION**

**D**

**SECOND**

**P**

**OPPOSED**

**None**

**MOTION IS:**

**Adopted**

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

i. Incidents:

1. 18 JUL 2022 — Violation Notice with service; No fine
2. 16 AUG 2022 — 2<sup>nd</sup> 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 33<sup>RD</sup> 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 33<sup>RD</sup> 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 33<sup>RD</sup> 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 (3<sup>rd</sup> Mon of Month @ 7:00 p.m.)
- c. 1062 NW 33<sup>RD</sup> 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:

<b>MOTION</b> VP	<b>SECOND</b> P	<b>OPPOSED</b> None	<b>ADJOURNED AT:</b> 8:48 p.m.
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APPROVED: \_\_\_\_\_

Joanna Cygert, Secretary

Date



**EMAIL (Rec'd 10FEB2023 @ 10:18 a.m.)**

**David Giardi, Member**

**Subject:** Madlson HOA  
**Date:** February 10, 2023 at 10:18 AM  
**To:** Matt Jelinek matt@amp-florida.com



Hi Matt,

I know we haven't spoken or seen each other in a while. I've been holding back my observations for a while now and have to voice them.

The landscaping is an absolute travesty. Upon entering our impressive entrance, the focal point of the first shrub is dead. When I arrive at night the sprinkler system is gushing water like a fountain to the gate entrance as well as the visitor parking lot. I'm buying fertilizer and neem oil and other treatments while struggling to keep My coco palms alive. My coco palms were trimmed yesterday, and all the trimmings were left on newly layered pine nuggets. No effort was made to blow the trimmings off.

No pesticide is being used. I have white flies on everything including my screens and windows. The lawn is a pile of weeds. No weed killer is being used or fertilizer. The lawn is also cut improperly. This is truly embarrassing.

The condition of the sidewalks and the entrance curbs are disgusting. Duck droppings everywhere, and mold and mildew. There is trash in the lake in my back yard, (cans, trash bags, ect.) which at this point I am picking up also. Where are the personnel that use to walk this property to take care of these needs?

Madison Place, when I bought, was once a good-looking property; looks like a runned down apartment complex at six years old. In fact, I can get better landscaping at the complex we lived at prior to our purchase here.

The HOA has gone up again and what am I getting for it? Nothing! I'm doing all the work myself. Needless to say, I'm beyond angered. What is going to be done about the scope of issues. I'm looking for immediate results; not a year from now. I'm concerned Matt. Please show me some improvements. I 'm embarrassed to have family over next week or guests. I will look forward to your response.

Thank you,

David Giardi