



MEETING AGENDA

Monday, August 28, 2023 at 7:00 p.m., via Zoom.US

1. Call to order at: 7:07 pm, local time
2. Board Quorum: () P - Vacant; (X) VP – Clancy; () S – Cygert; (X) T – Giardi; () D - Vacant
3. Members Present: Toni Luckie Collier, Jason Dasher,
4. Notice to: Website, Notice Board on SAT 26 AUG 2023
5. Motion to: Dispose of Meeting Minutes from Monday, June 19, 2023 @ 7:00 p.m.

MOTION	SECOND	OPPOSED	MOTION IS:
VP	T	None	Adopted
6. Board Member Appointment
 - a. Self-nominated:
 - i. Jason Dasher (Previously has been secretary; has saved Assn thousands of dollars with regard to the front gate entry system and his knowledge of IT and Systems including cameras and other systems.)
 - ii. Kristen Wagner (Previously has served on Compliance Committee)
 - iii. Toni Luckie Collier (Has been reaching out to aid in the operation of the Association for more than a year.)
 - iv. Other Nomination(s): _____
 - v. MOTION TO APPOINT Toni Luckie Collier to Board of Directors by VP; Second: T; Objections: None, Motion: Adopted.
 - vi. MOTION TO APPOINT Jason Dasher to Board of Directors by VP; Second: T; Objections: None, Motion: Adopted.
7. Architectural Review Committee Chairperson Appointment (*MUST be a Board Member*)
 - i. Self-nominated: (Calls from the board.) Nomination(s): Toni Luckie Collier;
8. Landscaping bids — Review of separately attached document, motions, voting and execution.
 - a. MOTION to approve fertilization of hedges, shrubs and ground-cover three (3) times per year at a rate of \$1,850.00; MOTION: T; SECOND: Collier; Opposed: None; Carries on voice vote;
 - b. MOTION to approve fertilization of Palm Trees three (3) times per year at a rate of \$1,830.00; MOTION: VP; SECOND: T; Opposed: None; Carries on voice vote;
9. Set Meeting for Budget Workshop
 - a. Does the board wish to do this with all five (5) members or just management, Treasurer and another? (If all 5 members, meeting and notice required; if Manager and 2 board members, no notice/meeting is required.) Presentation is expected on Monday, October 16, 2023 Meeting to all Members with commentary by Membership prior to the meeting. Monday, September 11, 2023 @ 7 p.m.;
10. Fire Entry Gate Replacement — Motion to approve replacement per attached quote.
 - a. Motion to approve moving \$3,500.00 from the landscaping line item of the budget to the Access Repairs budget line item; MOTION: Collier; Second: VP; No Objections, Adopted on voice vote;
 - b. Motion to approve gate replacement for fire gate(s) in the amount of \$3,210.00; MOTION: Dasher; Second: T; Opposed: None; Motion carries on a voice vote;
11. MOTION to approve not more than \$350.00 for three (3) replacement chair cushions for Hampton Bay Lounge Chairs @ Pool. MOTION: Dasher; Second: T; Objections: None; Motion is adopted.
12. Budget Mtg/Workshop: Monday, September 11, 2023 @ 7:00 pm via Zoom.US.
13. Next Meeting: Monday, October 16, 2023 @ 7:00 pm via Zoom.US. **2024 BUDGET **



14. Election: Monday, November 06, 2023 @ 7:00 pm via Zoom.US.

15. Motion to Adjourn:				
	MOTION	SECOND	OPPOSED	ADJOURNED AT:
	T	VP	None	8:20 p.m.

APPROVED: _____

Date: _____

Joanna Cygert, Board Secretary



Madison Place of Pompano Beach HOA, INC
1001 NW 33RD MNR | Pompano Beach, FL 33064

WED 02 AUG 2023
Landscaping Quotes

#	Description / Scope	Price
1	There are 2 - 4 plants that need to be replaced. Otherwise, fertilization should help these areas. 15-gal buttonwoods + fertilization. LandCare Notes: 4 Cluisias to fill in voids 15 Gal	\$708.14
2	Remove buttonwoods; install 7-gal Clusia hedges LandCare Notes: includes removal of exsiting plant material and new installation	\$8,069.19
3	Remove buttonwoods and ground cover as needed. Install 7-gal Clusia hedges. The hedges <u>may</u> be moved closer to the sidewalk (for greater sunlight exposure) but should grow thick enough to provide privacy to back patio areas. LandCare Notes: includes plant removal, installation and irrigation adjusments	\$17,780.10
4	These areas are in better shape than originally thought. A few 15-gal buttonwood replacement plants may be needed. Fertilization. LandCare Notes: 12 Cluisas **BUTTONWOODS** 15 Gal to fill in voids	\$1,982.52
5	There are four (4) Montgomery Palm Trees that require replacement. 16' Montgomery Palms to be installed. LandCare Notes: CO# 3441489 — 1071 NW 33RD MNR (1 tree only) Multiplied by 4 for four (4) trees:	\$2,730.00 \$10,920.00
6	There are four (4) Holly Trees that require replacement. 12' Silver Buttonwood Trees to be installed. There is a dead Silver Buttonwood Tree in the NW 33 RD ST swale that would be replaced with a 12' Silver Buttonwood Tree. LandCare Notes: CO# 3441421	\$8,320.00
7	There are two (2) trees that need to have roots cut and treated so they do not grow over/around cement. LandCare Notes: CO# 3441494 – Clusia @ SW Pedestrian Gate near 1004 NW 33RD CT CO# 3442001 – Cypress behind 1035 NW 33RD MNR Total for both:	\$1,792.80 \$1,910.40 \$3,703.20
7A	Optional removal of the Clusia tree in the southeast corner of the property. LandCare Notes: CO# 3441494	\$4,617.80
8	NW 33 RD ST SWALE — Remove stump and install 12' Silver Buttonwood Tree LandCare Notes: includes removal of stump and new installation	\$2,525.94
9	Remove Silver Buttonwood Tree near fire gates and transplant to other side of fire gate driveway. LandCare Notes: Includes relocation of Silver button wood tree	\$2,270.32
10	Quote for mulch throughout property, red mulch LandCare Notes: 125 CY of Red Mulch @ 1.5 -2"	\$6,475
11	Quote for river rocks (matching driveways) where mulch would be installed. LandCare Notes: 125 CY of Brown River @ rock 1.5 2".	\$124,200
12	Quote for river rocks around pool pavilion LandCare Notes: Brown River rock installation approximately 1-1.5 CY	\$2,981.64
13	Quote for replacement plants @ pool on lake side	\$2,320.27



LandCare Notes: 3 Gal Shrub. Options attached on email



14	Quote for annual fertilization of hedges, shrubs and ground-cover. LandCare Notes: (3) Times a year	\$1850 <i>per year</i>
15	Quote for replacement of CocoPlums with Clusia around all air conditioning units on the property: BLDG 1 BLDG 2 BLDG 3 BLDG 4 BLDG 5 BLDG 6 BLDG 7 BLDG 8 BLDG 9 BLDG 10 BLDG 11 BLDG 12 BLDG 13 BLDG 14 BLDG 15 Total LandCare Notes: 6 Clusias 7 Gal per AC Unit.Irrigation adjustments and soil amend.	\$5,110.96 \$4,482.88 \$5,110.96 \$4,067.63 \$5,597.16 \$5,597.16 \$4,482.88 \$4,067.63 \$5,597.16 \$4,482.88 \$4,067.63 \$4,482.88 \$4,482.88 \$4,067.63 \$4,067.63 \$69,765.95
16	Monument @ Andrews Ave & NW 33 RD ST: Quote for seasonal flowers that will be lower to the ground 3 – 4x/yr where Pentas are currently located. LandCare Notes: 250 units. Flower option TBD	\$1630 <i>per planting</i>
17	Palm Tree fertilization program (annual) for all palms in community. LandCare Notes: (3) times pier year	\$1830 <i>Per year</i>

Other Notes from Management:

- LandCare does permeable artificial turf install; This may be an opportunity for the Tot Lot.
- Irrigation repairs were performed at NO CHARGE to the Association.
- With the changes to the perimeter plantings (not replacing as many plantings as we previously believed we needed to complete) the Association should prioritize the items here and proceed to starting other work to enhance the appearance of the property.
- Please keep in mind that 20% of the value of a home can come from landscaping.
- Of all the interviews for new owners and residents in the past year, all have stated the property looks clean, spacious and well-maintained, even if we see the issues. Let's continually work to improve those items.

Items needed from the Board of Directors:

- A) Upon receipt of quotes requested:
- a. Prioritize order; and
 - b. Execute agreements to have quoted work performed as permitted by the budget; and
 - c. Integrate additional projects into the 2024 budget as permitted; and
 - d. Get started on various projects, even if they run past the end of year (this year or next) so that the community is constantly being upgraded.



- B) Part of the delay in starting replacements has been the change in landscaping companies. We're waiting on quotes. I think if the quotes fit within the budget we've discussed, we should proceed to starting some of these long-overdue projects.

- Matt J



Madison Place of Pompano Beach Homeowners Association, Inc.

1001 NW 33RD MNR | Pompano Beach, FL 33064

MadisonHOA.com



ASAP GATE PLUS
QUALITY MATTERS

www.asapgateplus.com

13762 W State Road 84
Suite 406
Davie, FL. 33325
Tel: (954) 538-3626
Fax: (954) 538-1819
Email: accounting@asapgateplus.com

Estimate

Date	Expiration Date	Estimate #
8/2/2023	9/1/2023	9349

Bill To
Madison Place C/O Metropolitan Property Group FL 2755 E. Oakland Park Blvd., STE. 200 Fort Lauderdale, FL 33306

Ship To
Madison Place 3357 Northwest 11th Avenue Pompano Beach, FL 33064

Please note that materials and pricing are subject to change due to manufacturing shutdowns associated with Covid 19. Due to the current strain, most manufacturers will not guarantee timely deliveries and will not rule out additional price increases.

If you have questions about this estimate please call 954-538-3626	P.O. No.	Terms
Please return approved signed estimates to: Email: accounting@asapgateplus.com or Fax: 954-538-1819		Net 30

Item	Description	Qty	Rate	Total
Labor	Back gate by the lake. Saw cut and seal an oversize exit loop sensor. Connect to operator and test.	1.00	700.00	700.00T
Clause	ASAP Gate Plus, LLC reserves the right to adjust above pricing in the event the Owner(s) request change, alterations and/or modifications to scope of work/materials described above. Approval of this estimate constitutes a contract between the Seller and the Buyer. In the event of the Buyer seeking reimbursement from a third party for payments due under this contract, whether partial or full, the Buyer shall comply with the terms of this contract and remit any payments due the Seller, regardless of any pending contracts with third parties. Title to goods shall remain in Seller's possession until above amount is fully paid. Products shall remain personal property despite the fact that they may be affixed or attached to real property. When delivered to job site, products may not be removed from the job site prior to full payment. In the event of Buyer's failure to make timely payments, or comply with any of the terms hereof, or of any material change in Buyer's financial status the balance due under this contract shall become immediately due and payable. Seller has the right in such event to take immediate possession of the products described herein which are unpaid for at the time, without process of law, and thereafter may enter premises where products may be an remove them; further Seller may exercise any and all rights and remedies of a secured party under the uniform Commercial Code, or otherwise available under law. Unless otherwise withdrawn, this quote is valid for 30 days from the Estimate date, above. Cancellations after acceptance shall result in a charge of 15% of the total proposal cost plus any permit processing fees, engineering fees, and city permit fees already incurred. The balance of any funds paid shall be returned. No cancellation after the commencement of installation. Any parts and or materials shall become property of ASAP Gates Plus, LLC.			0.00

Accepted by: _____	Date: _____	Subtotal	\$700.00
9349	Licenses: EC13005041 CC10-F-16625-X 16BS00009	Sales Tax (7.0%)	\$49.00
		Total	\$749.00



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Estimate

Date	Expiration Date	Estimate #
8/2/2023	9/1/2023	9350

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Ship To
Madison Place 3357 Northwest 11th Avenue Pompano Beach, FL 33064

Please note that materials and pricing are subject to change due to manufacturing shutdowns associated with Covid 19. Due to the current strain, most manufacturers will not guarantee timely deliveries and will not rule out additional price increases.

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Please return approved signed estimates to: Email: accounting@asapgateplus.com or Fax: 954-538-1819			Net 30	
Item	Description	Qty	Rate	Total
Labor	Remove damage fire gate and discard.	1.00	3,000.00	3,000.00
Terms	Manufacturer and install new fire gate to match existing with new hinges. Powder coated black.			
Warranty	TERMS & CONDITIONS: Fifty Percent (50%) Deposit upon APPROVAL of ESTIMATE, before any work can commence. Balance is to be paid Net 15 upon completion of work. Any delay in payment may be subject to a Late Charge of 1.5% monthly.			0.00
Clause	One Year-Limited Manufacturer Warranty against defects included. Issues as a direct result of accidental damage, hurricane, lightning, flood and/or fire DO NOT APPLY. ASAP Gate Plus, LLC reserves the right to adjust above pricing in the event the Owner(s) request change, alterations and/or modifications to scope of work/materials described above.			0.00
	Approval of this estimate constitutes a contract between the Seller and the Buyer. In the event of the Buyer seeking reimbursement from a third party for payments due under this contract, whether partial or full, the Buyer shall comply with the terms of this contract and remit any payments due the Seller, regardless of any pending contracts with third parties.			
	Title to goods shall remain in Seller's possession until above amount is fully paid. Products shall remain personal property despite the fact that they may be affixed or attached to real property. When delivered to job site, products may not be removed from the job site prior to full payment. In the event of Buyer's failure to make timely payments, or comply with any of the terms hereof, or of any material change in Buyer's financial status the balance due under this contract shall become immediately due and payable. Seller has the right in such event to take immediate possession of the products described herein which are unpaid for at the time, without process of law, and thereafter may enter premises where products may be an remove them; further Seller may exercise any and all rights and remedies of a secured party under the uniform Commercial Code, or otherwise available under law.			
	Unless otherwise withdrawn, this quote is valid for 30 days from the Estimate date, above. Cancellations after acceptance shall result in a charge of 15% of the total proposal cost plus any permit processing fees, engineering fees, and city permit fees already incurred. The balance of any funds paid shall be returned. No cancellation after the commencement of installation. Any parts and or materials shall become property of ASAP Gates Plus, LLC.			

Accepted by: _____ Date: _____		Subtotal	\$3,000.00
9350 Licenses: EC13005041 CC10-F-16625-X 16BS00009		Sales Tax (7.0%)	\$210.00
		Total	\$3,210.00



MANAGEMENT REPORT

Date: January 30, 2024

Madison Place of Pompano Beach Homeowners Association, Inc.

CONCERN(s):	Fine Hearing – 1026 NW 33RD MNR
OPTION(s):	Hearing requested
RECOMMENDATION(s):	Schedule hearing
BOARD DECISION(s):	N/A

CHRONOLOGY:

- 20 FEB 2023 — Hearing requested;
- 20 FEB 2023 — Board updated the Fining & Compliance Committee Members
- 02 MAY 2023 — Hearing scheduling request sent to all committee members.
- 15 MAY 2023 — Attempted (twice) to schedule hearing; Committee wasn't able to all meet;
- 31 MAY 2023 — Spoke to owner and agreed to drop 50% of fine (he paid \$100.00.) Hearing waived by owner. Fine is paid in full.

— CLOSED —

CONCERN(s):	Change Landscapers from Integrated Turf Care to LandCare
OPTION(s):	N/A
RECOMMENDATION(s):	N/A
BOARD DECISION(s):	N/A

CHRONOLOGY:

- 17 APR 2023 — Board approves change to new vendor;
- 01 MAY 2023 — Cancellation letter sent to former vendor;
- 01 MAY 2023 — LandCare contacted for contract;
- 01 MAY 2023 — Cancellation letter was sent.
- 26 MAY 2023 — ITC contacted me. They hadn't received the letter.
- 01 JUN 2023 — LandCare started service.
- 08 JUN 2023 — LandCare first day on-site (grass cut only).
- 14 JUN 2023 — LandCare bush trim.
- 15 JUN 2023 — Awaiting Tree Trim date (have 4 complaints)
- 19 JUN 2023 — [Treasurer to set up walk-through with Juan.](#)

CONCERN(s):	Phone.com Service Cancellation
OPTION(s):	N/A
RECOMMENDATION(s):	N/A
BOARD DECISION(s):	N/A

CHRONOLOGY:

- JUN 2022 — Cancellation sent via contact form; no response
- 27 APR 2023 — Charge to Association's Account \$411.88.
- 01 MAY 2023 — Caught on APRIL 2023 Reconciliation; Contacted Jason Dasher for confirmation that the service is no longer needed. Contacted CHASE BANK to file dispute/claim. CLAIM NO: 674 851 851 690 001. Placed a stop-pay on all future transactions from Phone.com.



- 15 MAY 2023 — Funds returned to Association's bank account. No further charges against the account.

— CLOSED —

CONCERN(s):	Gate Damages
OPTION(s):	N/A
RECOMMENDATION(s):	N/A
BOARD DECISION(s):	N/A

CHRONOLOGY:

- There have been a number of gate damages and repairs that have had to be paid out by the Association.
- Discussion on options / recommendations on how to proceed.
- Incident on SUN 18 JUN 2023 — Check for vehicle info.

CONCERN(s):	Tree Issues and concerns
OPTION(s):	N/A
RECOMMENDATION(s):	N/A
BOARD DECISION(s):	N/A

CHRONOLOGY:

- 1035 NW 33RD MNR — Complaint of roots growing under cement patio. Request for tree removal was denied. The tree roots will be dead-ended by the patio.
- 3319 NW 10TH AVE — Complaint of tree growing at an angle by Owner. Management set for inspection on FRI 23 JUN 2023.
- 3311 NW 10TH AVE — Dead tree in yard. Does the board wish to replace? (Recommendation: No.)
 - 19 JUN 2023 / Board decision: Manager authorized to handle so long as no one item costs greater than \$250.00.

CONCERN(s):	Irrigation Repairs
OPTION(s):	N/A
RECOMMENDATION(s):	N/A
BOARD DECISION(s):	N/A

CHRONOLOGY:

- 19 JUN 2023 — Awaiting assessment by LandCare.



CONCERN(s):	Guest Parking
PROBLEMS:	<ol style="list-style-type: none">1) Guests parking in excess of 7 days in any 6-month period;2) Owners parking vehicles in the lot;3) Management is NOT receiving registrations on most vehicles;4) Management is NOT on site daily, so regular violations are hard to assess;5) Some vehicles are being registered to other homes;
ACTIONS TAKEN:	<ol style="list-style-type: none">1) Vehicles in violation of the 7 days/6 mos who <u>register</u> are receiving text message notifications that their vehicle will be towed.2) Vehicles in violation of the 7 days/6 mos who <u>do not register</u> are largely going unnoticed because: (a) Management is not there daily and does not see them every week; (b) There is no record of most of the vehicles; (c) Would require more visits by Management to sticker and tow them (hours in-excess.)
OPTIONS:	<ol style="list-style-type: none">A) The Association can have management come out during the week on an additional visit (after 8 pm) to site vehicles and then have them towed; and/orB) The Association can hire a company to have guest parking monitored. (Quoted Cost from TowMaxx is \$189.00 per month; Quoted cost from Parking Boss is \$300.00 per month;)C) Other option(s) – Board Discussion and Direction

CHRONOLOGY:

- 19 JUN 2023 — Board Decision/Direction:

CONCERN(s):	Lighting @ Monument – Andrews / 33RD ST
OPTION(s):	N/A
RECOMMENDATION(s):	N/A
BOARD DECISION(s):	N/A

CHRONOLOGY:

- 15 JUN 2023 — Lights came in from the vendor. With 14 hours of sunlight they are serving 8.5 hours of run-time. While this is good for now when we get a ton of daylight, the concern is that they won't run all night during the winter months when there are fewer hours of daylight. Does the Association wish to have the two (2) lights installed on a trial basis? **YES OR NO?**



CONCERN(s):	BOARD MEMBERS
OPTION(s):	N/A
RECOMMENDATION(s):	A) Appoint two (2) people to fill vacancies upon receipt of resignation from P. Woolfolk; and B) Schedule an election for November / December.
BOARD DECISION(s):	N/A

CHRONOLOGY:

- 08 JUN 2023 — E. Shryock resigns as Board President following sale of home. G. Clancy is Board President.
- 12 JUN 2023 — P. Woolfolk will be selling his unit and that will create a 2nd vacancy on the board. He is a director.
- 14 JUN 2023 — Jason Dasher (formerly Board Secretary) and Kristen Wagner (formerly of the Compliance Committee) have both indicated interest in serving on the board.
- **19 JUN 2023 — Board Decision(s):**

CONCERN(s):	Collections
FACT(s):	1. There are 12 units in arrears. 2. Of those 12 units, 7 are in arrears by more than 1 months' dues. 3. The total outstanding for all units is \$2,608.35.
RECOMMENDATION(s):	A. Send out legal collection letters. (They have 30 days to come current or their file will be sent to attorneys.)
BOARD DECISION(s):	Send out letters.

CHRONOLOGY:

- 13 JUN 2023 — Reported to Board with financial reports
- **19 JUN 2023 — BOARD DECISION:**

VIOLATIONS:

- (1) 3388 NW 10TH AVE — Operating an illegal daycare out of home.
 - a. 20 APR 2023 — Letter mailed via regular mail; No response.
- (2) 1034 NW 33RD CT — Use of guest parking > 7 days in any 6 mo period (red Mercedes)
 - a. 14 JUN 2023 — Notice of Violation, Letter, Email. Vehicle may not park in guest space until after 01 JAN 2024. If it does, fine of \$50.00 plus towing at vehicle owner's expense.
- (3) 1059 NW 33RD ST — Use of guest parking > 7 days in any 6 mo period (white Nissan)
 - a. 15 MAY 2023 — Notice of Violation, Notice of Fine sent to **3357 NW 11TH AVE** as that was where the vehicle was registered to.
 - b. 31 MAY 2023 — Received email from Owner of **3357 NW 11TH AVE** that this was not their vehicle.
 - c. 01 JUN 2023 — Found an old registration (from 2021) that listed the address as 1059 NW 33RD ST. Letter sent to Owner advising of violation(s), fine(s), et. al.