



Madison Place of Pompano Beach Homeowners Association, Inc.  
1001 NW 33<sup>RD</sup> MNR ♦ Pompano Beach, Florida 33064

*Notice Date: Tuesday, November 21, 2023  
Regular Mail & Posting*

**NOTICE OF ANNUAL MEETING**  
**NOTICE OF BOARD OF DIRECTORS ELECTION**

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DATE & TIME:	Monday, December 11, 2023 at 6:00 p.m., local time
LOCATION:	Zoom.US // Meeting ID: 976 8870 0487 // Meeting Passcode: 938 547 If joining via phone, call: +1 (929) 205-6099

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**AGENDA**

1. Call to order at 6:00 p.m., local time. [Call to order at 6:14 p.m.](#)
2. Notice of Meeting: Conspicuously Posted at Association; Mailed to each household;
3. Members Present: [Separately attached](#)  
*(Quorum is 30% or 33 households in-person and/or via proxy. Bylaws, Article X, Section 4. If 33 households are not represented, move to Budget Meeting. The Election is adjourned for two (2) weeks and a quorum is achieved.)* **Fourteen (14) total present**
4. Call for Nominations: [Tabled](#)  
*(Members may only elect persons to the Board of Directors; Officers are chosen amongst the three (3) to five (5) persons elected.)*
5. Voting for Nominees: \_\_\_\_\_
6. Announcement of the 2024 Board of Directors
7. Adjournment



**ORGANIZATIONAL MEETING**

Upon successful election to the Board of Directors only those directors elected will speak for this portion of the meeting.

- ALL OFFICERS AND DIRECTORS — Should be able to attend a meeting of the Board of Directors when called upon to do so. Should answer inquiries and issue decisions as called-upon to do so, including for approvals. Shall serve committee assignments as accepted, et. al.

- BOARD PRESIDENT — Duties include setting meeting dates, times, locations, agendas.

<b>Nomination(s)</b>	<b>Second(s)</b>	<b>Voice Vote:</b>

- BOARD VICE-PRESIDENT — Duties include signing contracts and executing the duties of absent / vacant officer roles.

<b>Nomination(s)</b>	<b>Second(s)</b>	<b>Voice Vote:</b>

- BOARD SECRETARY — Duties include maintenance of the Association’s records, executing meeting minutes.

<b>Nomination(s)</b>	<b>Second(s)</b>	<b>Voice Vote:</b>

- BOARD TREASURER — Duties include review of the Association’s financials every month, inquiring about any anomalies upon receipt of the reports, et. al.

<b>Nomination(s)</b>	<b>Second(s)</b>	<b>Voice Vote:</b>

- BOARD DIRECTOR — The duties outlined for all directors above.

**COMMITTEE ASSIGNMENTS**

- A) The Architectural Review Committee or “ARC” —
- B) The Compliance & Fining Committee — (No director, their spouse, family- or household-member may serve on this committee.)

**MEETING SCHEDULE**

1. BOARD PRESIDENT — What date(s) and time(s) would you like to hold meetings of the board. Please remember that three (3) directors must be present at meetings noticed 48 hours in-advance in order to conduct business. (Traditionally this has been the 3<sup>rd</sup> Monday of each month at 7pm.)
  - a. Day: \_\_\_\_\_
  - b. Time: \_\_\_\_\_
  - c. Via: \_\_\_\_\_



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**BUDGET MEETING**

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DATE & TIME:	Monday, December 11, 2023 at 6:00 p.m., local time
LOCATION:	Zoom.US // Meeting ID: 976 8870 0487 // Meeting Passcode: 938 547 If joining via phone, call: +1 (929) 205-6099

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**AGENDA**

*The Budget Meeting will immediately proceed after the completion of the organizational meeting or if there is not a quorum of Members present to conduct the Board Election.*

1. Call to order at: [6:14](#) p.m., local time.
2. Notice of Meeting: Conspicuously Posted at Association; Mailed to each household;
3. Quorum of Board:
4. Fiscal Year 2024 Budget
  - a. Motion [Motion to adopt \(VP\)](#)
  - b. Second [J. Dasher \(D\)](#)
  - c. Discussion
  - d. Voice Vote [Motion to adopt amended budget \(VP\); Second: \(D\) Dasher; Oppose: \(T\) Giardi, Oppose: \(S\); Motion carries; budget is adopted as amended.](#)
5. Next Meeting: [Election Meeting on Monday, January 08, 2024 @ 7:00 p.m.](#)
6. Adjournment: Motion to adjourn: (P); Second: (S); Opposed: None;  
Meeting adourned at 7:30 p.m., local time.

*Notes:*

- (1) *A copy of the proposed budget was mailed with this Notice and Agenda oon Tuesday, November 21, 2023.*
- (2) *The budget contained in this offering circular has been prepared in accordance with Florida Statutes and is a good faith estimate only and represents an approximation of future expenses based on facts and circumstances existing at the time of its preparation.*
- (3) *Pursuant to Florida Statutes, any owner may request to see or have copies of any financial records of the Association. The Association reserves the right to redact account numbers or names therein for security purposes.*



**FISCAL YEAR 2024 PROPOSED BUDGET**

Madison Place of Pompano Beach HOA INC  
Fiscal Years 2023 - 2024 Comparison

**Dues FY2023**  
**\$146.60**

**Dues FY2024**  
**\$154.32**

**Dues Net Change**  
**\$7.72**

INCOME ACCOUNTS	FY23 BUDGET	FY24 — Recommended	NET CHANGE
Access Keys	\$200.00	\$150.00	(\$50.00)
Access Remotes / Fobs	\$0.00	\$550.00	\$550.00
Association Fee Income (Regular Dues)	\$190,000.00	\$200,000.00	\$10,000.00
Bank Interest	\$1.50	\$40.00	\$38.50
Capital Fee(s)	\$400.00	\$1,760.00	\$1,360.00
Special Assessment	\$0.00	\$0.00	\$0.00
Late Fee Income	\$500.00	\$1,500.00	\$1,000.00
Late Interest Income	\$0.00	\$0.00	\$0.00
NSF Fee Income	\$0.00	\$0.00	\$0.00
Other Income	\$0.00	\$0.00	\$0.00
Repairs Income	\$0.00	\$0.00	\$0.00
Utility Income	\$0.00	\$0.00	\$0.00
<b>TOTAL INCOME:</b>	<b>\$191,101.50</b>	<b>\$204,000.00</b>	<b>\$12,898.50</b>
EXPENSE ACCOUNTS	FY 23 BUDGET	FY24 — Recommended	NET CHANGE
<b>ACCESS ITEMS</b>	<b>\$2,360.00</b>	<b>\$4,125.00</b>	<b>\$1,765.00</b> *4
Access - Software	\$360.00	\$375.00	\$15.00
Access - Gate Repairs	\$2,000.00	\$3,750.00	\$1,750.00
<b>ADMINISTRATION</b>	<b>\$23,111.25</b>	<b>\$23,325.00</b>	<b>\$213.75</b>
Admin - Accounting, Taxes, Financials	\$500.00	\$500.00	\$0.00
Admin - Licenses & Permits	\$61.25	\$350.00	\$288.75
Admin - Management Fees	\$21,600.00	\$21,600.00	\$0.00
Admin - Postage / Mailing	\$500.00	\$500.00	\$0.00
Admin - Website	\$450.00	\$375.00	(\$75.00)
<b>CONTINGENCY</b>	<b>\$1,674.33</b>	<b>\$5,000.00</b>	<b>\$3,325.67</b>
Contingency	\$1,674.33	\$5,000.00	\$3,325.67
<b>Insurance</b>	<b>\$25,000.00</b>	<b>\$30,000.00</b>	<b>\$5,000.00</b> *1
Insurance	\$25,000.00	\$30,000.00	\$5,000.00
<b>LANDSCAPING</b>	<b>\$125,035.16</b>	<b>\$75,000.00</b>	<b>(\$50,035.16)</b>
Landscaping - Fertilizer / Weed Control	\$2,400.00	\$2,400.00	\$0.00
Landscaping - Hedge Trimming	\$8,000.00	\$0.00	(\$8,000.00)
Landscaping - Irrigation Maintenance	\$2,499.96	\$0.00	(\$2,499.96)
Landscaping - Irrigation Repairs	\$700.00	\$0.00	(\$700.00)
Landscaping - Lake Maintenance	\$3,000.00	\$2,700.00	(\$300.00)
Landscaping - Grass, Hedges, Trees, Et. Al.	\$49,435.20	\$69,900.00	\$20,464.80
Landscaping - Pest Control	\$4,000.00	\$0.00	(\$4,000.00)
Landscaping - Tree Trimming	\$10,000.00	\$0.00	(\$10,000.00)
Landscaping - Replacements	\$45,000.00	\$0.00	(\$45,000.00)
<b>POOL</b>	<b>\$6,500.00</b>	<b>\$7,000.00</b>	<b>\$500.00</b>
Pool - Recertification(s) / License(s)	\$1,000.00	\$400.00	(\$600.00)
Pool - Regular Maintenance	\$5,000.00	\$5,500.00	\$500.00
Pool - Repair(s)	\$500.00	\$1,100.00	\$600.00
<b>REPAIRS &amp; MAINTENANCE</b>	<b>\$14,400.00</b>	<b>\$17,200.00</b>	<b>\$2,800.00</b> *2
Repairs & Maintenance - Janitorial Service	\$7,500.00	\$10,000.00	\$2,500.00
Repairs & Maintenance - Janitorial Supplies	\$900.00	\$1,200.00	\$300.00
Repairs & Maintenance - All Other	\$6,000.00	\$6,000.00	\$0.00
<b>Reserves Contribution (Equity)</b>	<b>\$19,400.00</b>	<b>\$19,400.00</b>	<b>\$0.00</b>
Reserves Contribution (Equity)	\$19,400.00	\$19,400.00	\$0.00
<b>UTILITIES</b>	<b>\$18,620.76</b>	<b>\$22,950.00</b>	<b>\$4,329.24</b> *3
Utilities - Security Camera Subscription	\$320.76	\$350.00	\$29.24
Utilities - Electricity	\$16,500.00	\$20,000.00	\$3,500.00
Utilities - Internet	\$900.00	\$1,700.00	\$800.00
Utilities - Water, Sewer	\$900.00	\$900.00	\$0.00
<b>TOTAL EXPENSES:</b>	<b>\$236,101.50</b>	<b>\$204,000.00</b>	<b>(\$32,101.50)</b>
NET OPERATING INCOME	FY 23 BUDGET	FY24 — Recommended	NET CHANGE
INCOME	\$191,101.50	\$204,000.00	\$12,898.50
EXPENSES	\$236,101.50	\$204,000.00	(\$32,101.50)
<b>NET OPERATING INCOME:</b>	<b>(\$45,000.00)</b>	<b>\$0.00</b>	<b>(\$19,203.00)</b>

\*1 Insurance increase is expected to be 30%, but the Association is planning for 20% due to a larger increase in FY2020.

\*2 Repairs and maintenance is due to people feeding the ducks and additional clean-up consistently needed as well as additional repairs to the property.

\*3 Utilities increases are due to actual costs increasing.

\*4 Access Items is due to GATE REPAIRS from people constantly hitting the gates throughout the property and repairs being necessary.

Maximum increase without a Member Vote is \$14.66



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Madison Place of Pompano Beach Homeowners Association, Inc.  
Board of Directors Election — MON 11 DEC 2023 @ 5:26 p.m., local time.

<u>UNIT</u>	<u>NAME</u>	<u>PRESENT</u>
3386 NW 11TH AVE	Collado, Iscania	1
3329 NW 11TH AVE	Guevara, Carlos	1
1031 NW 33RD MNR	Girao, Kim	1
1008 NW 33RD CT	Dasher, Jason	1
3340 NW 10TH AVE	Clancy, Georgia	1
1071 NW 33RD MNR	Collier, Toni Luckie	1
1046 NW 33RD MNR	Chaves, Hernane	1
3370 NW 11TH AVE	McPartland, Steven	1
3335 NW 10TH AVE	Elver Llano	1
1020 NW 33RD CT	Gladden, Lamont	1
	Widak, Rob	1
	Giardi, Laura	1
	Neufville, Ian	1
	Allen, Robert & Angela	1

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<b>TOTALS:</b>	<b>14</b>
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