



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

BOARD MEETING NOTICE AND AGENDA

Date: MON 16 AUG 2021 at 7:00 p.m. **Indicates an attachment*

Via: Zoom (See <https://madisonhoa.com/meetings> for login information)

AGENDA

1. Call to Order at [7:03 p.m.](#)
2. Establish Quorum.

X President	X VP	X Secretary	Treasurer	X Director
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3. Notice of Meeting.
4. *Motion to waive the reading and approve the minutes from the meeting on Monday, July 19, 2021.

Motion	Second	Voice Vote	Motion is:
VP	P	None Opposed	Adopted
5. Old Business:
 - a. Settlement Status
 - b. 2022 — Budget
 - c. 2022 — Projects
 - d. Collections Update
 - i. Association is collecting rent from three (3) tenants
 - ii. Collections on 19 JUL 2021 = \$2,040.00
 - iii. Collections on 13 AUG 2021 = \$1,400.00
 - e. Main Gate – Entry System (New Options)
 - i. [Does the Association want to return to a PIN System where every home is issued a 4-digit PIN?](#)
 1. [Priority is to change away from the touch-screen.](#)
 2. [Changing away from the touch screen is more important than having to issue PINs to each household.](#)
 3. [Keeping existing software is paramount.](#)
6. New Business:
 - a. Pool usage after dark
 - i. Notice to residents;
 - ii. Lock pool at night;
 - iii. Fobs for the pool pavilion;
7. Management Change / Assignment



MANAGED BY

METROPOLITAN PROPERTY GROUP FLORIDA, LLC
MATT JELINEK, LICENSED CAM 46341
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FORT LAUDERDALE, FL 33306-1671

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8. Member Concerns:

- a. 1040 NW 33RD CT // SUN 25 JUL 2021 // Motion to levy fine(s)
 - i. VIOLATION(s):
 1. Dog in the Pool - \$50.00
 2. Dog in Pool Area
 3. Glass in Pool Area - \$50.00
 4. Failure to comply with management instructions
 5. Failure to register guest vehicle(s) (x4)
 6. Failure to treat manager with respect
 7. Failure to provide manager with pool key upon request
 8. Vehicle parked on street without Hazard Lights Flashing (2nd; 1st was NOV 2020)
 - ii. MOTION to levy a one-time total fine of \$100.00.
 1. Motion: VP, Second: S, Opposed: None; Motion: Adopted; Fines Levied.
 - iii. MOTION to levy a Limited Special Assessment in the amount of \$55.00, which accounts for the difference between pool service for an extra visit and shock to the pool following canine entry into the water against the household.
 1. Motion: VP, Second: P; Opposed: None; Motion: Adopted; Limited Special Assessment Levied.
- b. 1046 NW 33RD MNR // THU 05 AUG 2021 // Motion to levy fine(s)
 - i. VIOLATION(s):
 1. Use of pool after hours (2nd) - \$50.00
 - ii. Motion to table indefinitely.
 - iii. Motion: P; Second: VP; Opposed: None; Motion: Adopted; Fines indefinitely tabled.
- c. 3327 NW 10TH AVE // FRI 13 AUG 2021 // Complaint
 - i. Rear conditions of home
 - ii. Wall of smoke; cigarette and marijuana
 - iii. Requests: Violation for tree; Have garbage / trash picked-up.
 - iv. Service on notice to remove trash / debris.
- d. 1046 NW 33RD MNR // SAT 14 AUG 2021 // ARC Violation
 - i. Rocks in plant beds;



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- ii. Plants removed;
 - iii. Landscape lighting installed;
 - iv. UNIT IS FOR SALE; Manager to notify Owner(s) and List Agent(s) about violations.
- e. 1078 NW 33RD MNR – Request to reduce dues
- i. Motion to waive \$100.00 in late fees;
 - ii. Motion: P, Second: VP, Opposed: None; Motion: Adopted
9. Next Meeting: Monday, September 20, 2021 at 7:00 p.m., local time
10. Motion to adjourn at: 8:12 p.m.

Motion	Second	Voice Vote	Adjourned at:
P	VP	None	8:12 p.m.

Approval:

Joana Cygert

9/20/21

Joana Cygert, Board Secretary

Date



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