



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

BOARD MEETING NOTICE AND AGENDA

Date: MON 20 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 [7:07 pm](#)
2. Establish Quorum.

	President	X	VP		X		Secretary		X		Treasurer			Director
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3. Notice of Meeting.
4. *Motion to waive the reading and approve the minutes from the meeting on Monday, September 20, 2021.

- | | | | |
|-------------------------------------|--|---|--|
| Motion
Secretary | Second
Vice-President | Voice Vote
No Objections | Motion is:
Accepted |
|-------------------------------------|--|---|--|
5. Old Business:

- a. FY 2022 Budget — **MOTION** to adopt FY 2022 Budget:

MOTION Vice-President	SECOND Treasurer	OPPOSED None	MOTION IS: Adopted
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- b. GATE REPAIR — **MOTION** to take out a loan from Reserves to cover all gate repairs costs, including replacement with the BFT System to be installed at the earliest possible convenience. Gate has been down since July 2021. Repayment to reserves to either be handled by a Special Assessment before April 01, 2022 or to be repaid with a FY2023 Dues increase if Special Assessment is not adopted:

MOTION Secretary	SECOND Vice-President	OPPOSED None	MOTION IS: Adopted
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- c. GATE REPAIR — **MOTION** to approve purchase and install of BFT System from IN & OUT ALL ACCESS SYSTEMS in the amount of \$4,608.00.

MOTION Vice-President	SECOND Secretary	OPPOSED None	MOTION IS: Adopted
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- d. **Discussion** — Feeding of Animals. (*See page 5) **Manager to purchase one trail cam and install.**

6. New Business:

- a. Keypad for Pool (PIN#'s) – [Will be considered after gate system is operating.](#)
 - b. Pool furniture — Storage or put it back out and set it up?
 - i. [Treasurer: Hotels have this out and they have far more rapid turn-over and more people using it.](#)
 - ii. [Vice-President: Doesn't see a problem with having it out.](#)



ASSOCIATION MANAGEMENT PARTNERS, LLC
Matt Jelinek, Manager / CAM
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- iii. Secretary: Doesn't see a problem with having it out.
 - iv. DIRECTIVE: Put furniture back out and set it up to pre-COVID standards; No objections.
 - c. Street Parking — Motion to Republish a Section of the Declaration. See Page 3.
 - i. Approved (See attached)
 - d. Irrigation Repairs — Motion to authorize repairs to the Irrigation System. See Page 4.
 - i. Approved (See attached)
7. Member Concerns:
- a. 3372 NW 10TH AVE
 - i. Noise complaints (2); Driving / Speeding complaints (4)
 - ii. Manager spoke with, and emailed Owner. Owner will address with his Tenant.
 - 1. The Owner was previously unaware of these concerns.
 - 2. The Manager was previously unaware of the noise complaints and was investigating the driving / speeding complaints.
 - iii. Does the Board wish to take further action(s)? Any action(s) must be made via a motion.
 - b. COLLECTIONS — Management is recommending that the 30-day letter approved by Counsel be used and promulgated to any Owner(s) who are presently 60 days or more in arrears. Management will ask for legal action upon expiration of the 30-day period following the service of said letters.
 - c. **2022 Board Election and Annual Meeting**
 - i. Management requests that the Association cancel its 22 NOV 2021 Meeting and move the NOV 2021 and DEC 2021 Meetings to MON 13 DEC 2021 at which time the Annual Meeting and Election will be held.
 - ii. Reschedule to MON 13 DEC 2021 for both.
 - d. Cars with stickers on the side (Joanna) – Manager: Stickers have to be removed or covered.



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8. Next Meeting: **TBA** (*Mon 22 NOV 2021 is scheduled, presently.*)

9. MOTION TO ADJOURN:

Motion Vice-President	Second Treasurer	Voice Vote None Opposed	Adjourned at: 7:58 p.m.
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APPROVED:

Joana Cygert

12/20/21

Joanna Cygert, Secretary

Date



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**DECLARATION OF ASSOCIATION
PAGE 12, ARTICLE IX, SECTION 8 “Parking.”**

PAGE 3

Section 8. Parking. There shall be no parking on any portion of any sidewalk, grass or street within the Property. An Owner may park in the Townhome’s garage or in the driveway on the Lot. Car covers are prohibited and license tags on all vehicles must be current. Additionally, any parking on permitted Common Area, shall be guest parking only and Lot Owner Parking any vehicle in said permitted Common Area designated as guest parking will be subject to having said vehicle towed. There shall not be parked within the Property, any trailer, commercial vehicle, recreational vehicle, boat, rowboat, canoe, jet ski or boat trailer. This restriction shall not be deemed to limit service vehicles whose purpose is to perform maintenance and delivery service to the Lot Owners or the Association during normal working hours or for work performed for the Declarant or the Association which are necessary in the development, maintenance or management of the Association. The term "commercial vehicle" includes trucks and vehicular equipment or other vehicles which shall be used or which are ordinarily intended to be used for commercial purposes or which contain materials regularly used in trade or business. The Board of Directors of the Association is authorized to order the towing of any vehicle (at said vehicle owner’s expense) for a violation of this Section.

**MOTION TO REPUBLISH PAGE 12, ARTICLE IX, SECTION 8 “Parking” OF THE
DECLARATION OF ASSOCIATION AS WORDED ABOVE.**

MOTION	SECOND	OPPOSED	MOTION IS:
Secretary	Treasurer	None	Adopted

*If approved, “No Street Parking” sign to be installed opposite main entry. **To be put up for not more than 60 days and then removed so it does not clutter entryway with signage.***

Email to Members to go out.



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IRRIGATION REPAIRS

PAGE 4

MMA CAP Ventures, Inc. d/b/a Integrated Turf Care
12356 Wiles Road
Coral Springs, FL 33076 US
954-341-3848
michael@integratedturfcare.com

Estimate

ADDRESS
Madison Place of Pompano Beach HOA 2755 E. Oakland Park Blvd. Suite 200 Ft. Lauderdale, FL 33306-1671

SHIP TO
Madison Place of Pompano Beach HOA Madison Place of Pompano Beach HOA 1001 NW 33rd Manor Pompano Beach, FL33064

ESTIMATE #	DATE	
1006	09/22/2021	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Irrigation Repairs	Pop Up	1	22.00	22.00
Irrigation Repairs	Nozzles	7	6.00	42.00
Irrigation Repairs	1/2" Couplings	2	6.00	12.00
Irrigation Repairs	Funny 90	1	6.00	6.00
Irrigation Repairs	Shrubs	3	6.00	18.00
Irrigation Repairs	1 1/2" Couplings	2	6.00	12.00
Irrigation Repairs	2" Male Adapters	2	10.00	20.00
Irrigation Repairs	2" Irritrol Valve	1	75.00	75.00
Irrigation Repairs	3/4" Couplings	2	6.00	12.00
Irrigation Repairs	Labor: Technician	5	72.00	360.00
Irrigation Repairs	Labor: Assistant Technician	5	42.00	210.00

TOTAL

\$789.00

**Note: The previous proposal was for more than \$1,800.00.*

MOTION TO APPROVE \$800.00 FROM OPERATING ACCOUNT TO REPAIR IRRIGATION SYSTEM AS INDICATED ABOVE.

MOTION	SECOND	OPPOSED	MOTION IS:
Vice-President	Secretary	None	Adopted



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Feeding of Animals in/on/about the Association

PAGE 5

TO WIT:

- There are, in fact, persons who are feeding the animals within the Association;
- There is a City of Pompano Beach Ordinance against feeding stray cats, however, the City will not enforce this policy unless requested by the Association.
 - People asking for enforcement of this ordinance have been picketed by PETA, including the City of Pompano Beach itself.
 - It would be counter to the obligations of each director of the Board of Directors to willfully act in a manner that could result in bad press for the Association and possibly lower home values.
- No video or photographic evidence has been provided to Management to create an enforcement action on this matter.
- Management has sent emails out to the Members of the Association asking them to cease this activity, to no avail.

RECOMMENDATION(s):

- Until such a time as videographic or photographic evidence of someone leaving food somewhere is provided to the Manager, the Manager would be negligent and possibly defamatory in his duties were he to cite a home without such supporting documentation.
- Absent such documentation, it is not fruitful or the best use of management time to receive pictures or hear anything further on this matter.
- If the Board of Directors wishes to take action, Management would **strongly** advise any information disseminated to individual homeowners be reviewed by an attorney.
- Any action(s) taken will solely be a Violation of the Association's Rules & Regulations.
- [Get a trail camera and use one spot at a time?](#)

INQUIRIES:

- This same complaint has been heard repeatedly by the Manager from Board Members. Have any Board Members simply picked up the food and thrown it away? A piece of junk mail could be used to sweep it into a doggie bag. (*Note: Maintenance has been told to throw it out if seen, but it is typically placed after maintenance has come through the Association.*)



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