



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

BOARD MEETING NOTICE AND AGENDA

Date: MON 17 JAN 2022 at 7:00 p.m. **Indicates an attachment*
Via: Zoom (See <https://madisonhoa.com/meetings> for login information)

AGENDA

1. Call to Order at 7:06 pm
2. Establish Quorum.
| X | President | X | VP | X | Secretary | X | Treasurer | X | Director
3. Notice of Meeting.
4. *Motion to waive the reading and approve the minutes from the meeting on Monday, December 20, 2021.

Motion	Second	Voice Vote	Motion is:
P	S	None	Adopted
5. Old Business:
 - a. Gate Repair – Manager to check if AT&T has replaced router (About 5 days after AT&T Router has been replaced.)
6. New Business:
 - a. Palm Tree Fertilization \$750.00
 - i. Table for now
 - ii. Have ITC look at fungus on tree
 - b. Sod adjacent to 3301 NW 11TH AVE – awaiting bid
 - i. Obtaining quotes
 - c. Sod adjacent to 3337 NW 11TH AVE – awaiting bid
 - i. Obtaining quotes
 - d. Landscaping Concerns
 - i. Palm fronds – Concern about homeowners not picking up palm fronds. They're cleaned-up every TUE & FRI.
 - e. Pressure washing of the balance of the Association
 - i. Waiting on quote
 - ii. If under \$1K, approve.



ASSOCIATION MANAGEMENT PARTNERS, LLC
Matt Jelinek, Manager / CAM
2436 N Federal Hwy #205
Lighthouse Point, FL 33064-6854

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- f. Special Assessment Discussion
 - i. New Gate System (\$6,087.00)
 - 1. Waiting on AT&T Tech to replace Router
 - 2. Need to upload names, numbers, fob information thereafter
 - ii. Landscaping Replacements:
 - 1. Replacement of plants on outside of fence around the entire association
 - 2. Replacement of plants around A/C Units
 - a. Include all in scope of work.
 - iii. Fountain (\$19,000.00)
 - iv. Monument Landscaping (\$2,247.00 + \$6,573.00 = \$8,820.00)
 - g. Notice to Owners regarding feeding of Animal(s), fines and repair costs.
 - i. Waiting for UPS Store to get printed and then will serve
 - h. DEADLINE FOR SPECIAL ASSESSMENT VOTE: Monday, May 16, 2022
7. Member Concerns:
- a. 3386 NW 11TH AVE — MOTION TO LEVY A FINE
 - i. Dog off-leash on TUE 11 JAN 2022
 - 1. Fine: \$50.00
 - ii. Dog defecating with no clean-up by owner(s) on TUE 11 JAN 2022
 - 1. Fine: \$50.00
 - iii. Occupancy Violation? Cite Violation
 - iv. MOTION: (P); SECOND: (VP); OPPOSED: (None); MOTION IS: (Adopted)
 - b. 1095 NW 33RD CT – Cite a violation for occupancy.
 - c. 3316 NW 10TH AVE —
 - i. Violation: Bulk Trash (Remedied)
 - ii. Violation: Trash can at street (Remedied)
 - iii. MOTION TO NOT RENEW OCCUPANCY: (VP); SECOND: (P); OPPOSED: (None); MOTION: Adopted.
 - d. 3370 NW 11TH AVE — Violation: Display of flag (not U.S. Flag) (Remedied)
8. Pool Issues
- a. At a certain threshold of guests, you have to pay the Association.
 - b. Laura: Pool is the only amenity; There is a sign stating ‘use at your own risk’.
 - i. Limit on guests: MAX: 15
 - ii. Price: \$150.00



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- iii. Guest over 4 require party reservation
- iv. Use of small pavilion only; Rate will triple if you use the large pavilion.
- v. Failure to clean-up will result in a non-refundable fee of \$500.00
- vi. Damages are responsibility of the Owner;
- vii. Tenants are prohibited from rentals.
- viii. Gate must remain closed and locked at all times.

c. 3382 NW 11TH AVE – Use of Pool

- i. Motion to: Levy Pool Rental Fee in the amount of \$50.00 and a fine in the amount of \$25.00 for a first offense. MOTION: (VP); SECOND: (S);
OPPOSED: None; MOTION: Adopted.

9. Next Meeting: Monday, February 21, 2022 at 7:00 p.m. via Zoom.US.

10. MOTION TO ADJOURN:

Motion	Second	Voice Vote	Adjourned at:
P	VP	None	8:46 p.m.

APPROVED:

Joanna Cygert

2/21/22

Joanna Cygert, Secretary

Date



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