



BOARD MEETING NOTICE

Date: MON 21 FEB 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 7:03 pm
2. Establish Quorum.
 - a. Present: President, Vice-President, Secretary, 1004 NW 33RD CT
3. Notice of Meeting.
4. *Motion to waive the reading and approve the minutes from the meeting on Monday 17 JAN 2022.

MOTION	SECOND	OPPOSED	MOTION IS:
VP	P	None	Adopted
5. Old Business:
 - a. Gate Repair – Completed; Vendors paid.
 - i. Manager to have maintenance & Parker meet to install Cameras ASAP.
 - b. Feeding of Animals – Significantly reduced.
 - i. VP – More towards the west end of the sidewalk along the lake.
 - ii. S – New droppings every day from the ducks at the west end of the sidewalk near the lake.
 - c. Pressure washing – Completed; Vendor paid.
 - d. Board Election – Moved to MON 07 MAR 2022. ((Update by Manager))
 - e. Discussions on how to cite violations.
 - i. Upload a photo to email, NOT WhatsApp.
 - ii. Provide an Address.
 - iii. Owners must be provided fourteen (14) days (for items that affect the buildings) to remedy a violation before fine(s) can be implemented.
 - iv. Manager to check the violations site.
6. New Business:
 - a. Special Assessment
 - i. *Gate Estimate to enclose entire area. (Introduced FEB 2021) \$77,607.00
 - ii. *Fountain Estimate to install a lighted fountain in the lake near the electrical box for the irrigation system. (Introduced ~~FEB 2021~~)
 - iii. *Monuments – New Landscaping around the monuments. (Introduced FEB 2021)
 - iv. *Improvements to Landscaping along the outside fences and around the rears of the buildings.



7. Member Concerns:

- a. 1095 NW 33RD CT, POMPARNO BEACH, FL 33064
 - i. Notice of Violation – Occupancy of more than 21 days/yr
 - ii. Cited 01 Feb 2022 with remedy by 17 Feb 2022
 - iii. Application received on 13 FEB 2022; Assessment sent to Board;
- b. 3386 NW 11TH AVE – Dog off leash (FRI 11 FEB 2022)
 - i. Motion to levy a fine in the amount of \$100.00; Motion – (P); Second (S); Opposed: None; Adopted.
- c. 3386 NW 11TH AVE – Dog off leash (SUN 20 FEB 2022)
 - i. Motion to levy a fine in the amount of \$100.00; Motion – (P); Second (VP); Opposed: None; Adopted.
- d. 1071 NW 33RD CT – People feeding ducks (SUN 13 FEB 2022)
 - i. Verbal warning that was issued is sufficient.
- e. 3316 NW 10TH AVE – Dog off-leash;
 - i. Renewal issue with lease.
 - ii. Direction: The lease isn't valid because there are no dates along with the execution; Signing certificate (from DocuSign) shows that the lease was “executed” after the lease was requested by the Association. The lease is not a valid instrument. The Association seeks enforcement of F.S. 83.57(3) and will issue a denial on the renewal of their Certificate of Occupancy Approval.

8. Next Meeting:

- a. Monday, March 7, 2022 at 7:00 pm (ELECTION)

9. Motion to adjourn:

MOTION S	SECOND VP	OPPOSED None	Adjourned at: 8:14 pm
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APPROVED: *Joanna Cygert*

4/18/22

Joanna Cygert, Secretary

Date