



BOARD MEETING NOTICE

Date: THU 31 MAR 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 [7:31](#) pm, local time

2. Establish Quorum.

| [X](#) | (P) Shryock | | (VP) Clancy | | (S) Cygert | [X](#) | (T) Giardi | [X](#) | (D) Woolfolk |

3. Member(s) Present: Aaron Turner-harris, Marlon Blake

4. Notice of Meeting: (A) Posted to Bulletin Board by mailboxes; and (B) Posted to website.

5. *Motion to waive the reading and approve the minutes from the meeting on Monday 21 FEB 2022.

MOTION	SECOND	OPPOSED	MOTION IS:
P	T	None	Adopted

6. *Motion to waive the reading and approve the minutes from the election on Monday 07 March 2022.

MOTION	SECOND	OPPOSED	MOTION IS:
P	T	None	Adopted

7. Old Business:

a. *Special Assessment Document

b. MOTION to set a Special Assessment Hearing Date and a Special Assessment VOTE date for ~~Monday, April 18, 2022~~ MON 16 MAY 2022 at 7:00 pm, local time with ballots as provided here included. Special Assessments to be included are: (A) Fountain Estimate; (B) Monument; (C) Improvements to landscaping and new gate entry system.

i. MOTION: P; Second: T; Opposed: None; Motion is Adopted.

8. New Business:

a. Mulch for Tot Lot Pricing:

- | | |
|-----------------------|------------|
| i. 2" deep of mulch | \$550.00 |
| ii. 6" deep of mulch | \$1,450.00 |
| iii. 8" deep of mulch | \$1,900.00 |

b. MOTION to approve a loan from reserves in the amount of [\\$1,900.00](#);

MOTION	SECOND	OPPOSED	MOTION IS:
D	P	None	Approved

c. MOTION to approve [\\$1,900.00](#) for [Eight \(8"\)](#) inches depth of mulch.

MOTION	SECOND	OPPOSED	MOTION IS:
P	D	None	Approved



9. Member Concerns:

a. ARC Requests:

b. Violations:

i. 1061 NW 33RD CT Greig Oliver Willems (Owner) – Requested three minutes to speak about violation cited on 26 FEB 2022. *(Violation Notice, Photos attached)*

ii. *Member not in attendance; Member to receive SECOND Notice of Violation with new 14-day remedy period; Fine of \$25.00/day thereafter.*

c. Waiver(s) of Late Fee(s):

d. Other(s):

10. Decks — The city of Pompano Beach has only certified BLDGS 2 & 3 to have permits on decks approved. Further discussion with full board.

11. Next Meeting:

a. Monday, May 16, 2022 at 7:00 pm ****SPECIAL ASSESSMENT VOTE****

12. Motion to adjourn:

MOTION	SECOND	OPPOSED	ADJOURNED AT:
P	D	None	8:04 pm

APPROVED: *Joana Cygert* *6/25/22*

Joanna Cygert, Secretary

Date



SPECIAL ASSESSMENT VOTE

NOTICE DATE: April 04, 2022

MEETING DATE: Monday, April 18, 2022 at 7:00 pm via Zoom
(Visit [MadisonHOA.com/meetings](https://www.MadisonHOA.com/meetings) for Zoom Information)

THIS IS A MEMBER VOTE to approve a SPECIAL ASSESSMENT as follows:

Item	Description	Total Assessment	Per Unit Assessment
A	Monument Landscaping	\$9,000.00	\$83.34
B	Landscaping Replacement(s)	\$44,459.43	\$411.66
C	New Gate Entry System	\$6,087.00	\$56.36
D	Fountain Install in lake near pool	\$18,000.00	\$166.67
	Total	\$77,546.43	\$718.03

PAYMENT SCHEDULE

Month	Regular Dues (1 st)	Special Assessment (15 th)	Total Per Month
May 2022	\$107.80	\$119.67	\$227.47
June 2022	\$107.80	\$119.67	\$227.47
July 2022	\$107.80	\$119.67	\$227.47
August 2022	\$107.80	\$119.67	\$227.47
September 2022	\$107.80	\$119.67	\$227.47
October 2022	\$107.80	\$119.67	\$227.47

☐ I vote to ****APPROVE**** this Special Assessment

Owner Name:

☐ I vote ****AGAINST**** this Special Assessment

Owner Address:

Signature:

This form can be transmitted as follows:

- A) Via Hand Delivery: Dropbox at Association Pool, 3301 NW 33RD MNR, POMPANO BEACH, FL 33064; OR
- B) Via USPS Mail to: 2436 N Federal Hwy 205, Lighthouse Point, FL 33064-3684; OR
- C) Via Legible Text Message to: 608-843-4648; OR
- D) Via Legible Email to: Info@AMP-Florida.com.



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

**NOTICE OF
VIOLATION**

DATE & TIME:	Sat 26 Feb 2022 1413 Local
PREMISES:	1041 NW 33 RD Ct Pompano Beach FL 33064
VIOLATION DATE:	Sat 26 Feb 2022
VIOLATION TYPE:	Holiday Decorations
REMEDY DUE DATE:	Tue 15 March 2022 @ Noon Local
FINE AMOUNT:	\$25.00 <input checked="" type="checkbox"/> DAILY ONE DAY AFTER REMEDY DUE DATE; or <input type="checkbox"/> THIS VIOLATION ONLY

VIOLATION(S):	REMEDY(IES):
① Tabs over garage for holiday decorations are only permitted 30 days following a holiday.	① Please remove tabs and text a photo to 608-843-4648.

If you need clarification on the violation(s), remedy(ies) or the fines for any of the items herein, or to find out about how to appeal a fine, please visit www.MadisonHOA.com and click on **Contact Us**. Failure to request this information in sufficient advance time to make remedy(ies) shall not preclude the start of daily fines.

☒ CONSPICUOUSLY POSTED TO DOOR ON:

DATE: Sat 26 Feb 2022

TIME: 2:20 AM ☒ PM

SERVICE BY:

Signature



MANAGED BY

CARD Attached.
METROPOLITAN PROPERTY GROUP FLORIDA, LLC
MATT JELINEK, LICENSED CAM 46341
2755 E OAKLAND PARK BLVD, STE 200
FORT LAUDERDALE, FL 33306-1671

PHONE 954.372.1043 EXT. 4
EMAIL INFO@MPGFL.COM
WEB MPGFL.COM

Photo of violation on following page

