



BOARD MEETING NOTICE

Date: MON 23 MAY 2022 at 7:00 p.m. **Indicates an attachment*

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

ATTACHMENTS

Page(s) 1 – 3 Agenda
Page(s) 4 Meeting Minutes 18 APR 2022
Page(s) 5 – 7 Violation(s) — 1071 NW 33RD CT

MINUTES

1. Call to Order at [7:10](#) pm, local time

2. Establish Quorum.

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

3. Member(s) Present: [Alexia Armbrister \(1066 NW 33RD MNR\)](#),

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 18 APR 2022.

*(*Attached.)*

MOTION	SECOND	OPPOSED	MOTION IS:
VP	P	None	Adopted

6. Old Business: (Note: ^ Indicates items Board has requested.)

a. Tot Lot Mulch

b. Decks — The city of Pompano Beach has only certified BLDGS 2 & 3 to have permits on decks approved.

i. 2022.04.21 — Requires attendance of full Board of Directors.

ii. 2022.05.23 — Goal: [Get the City of Pompano Beach to retroactively apply the same certification that Bldgs 2 & 3 have to the entire Association \(all 19 bldgs.\)](#)

1. Strategy — (1) Have people who are ready supply the ARC with Application(s); (2) Reach out to Commissioner Beverly Perkins; (3) Set up a call or in-person meeting at pool with Commissioner, Concerned Members, Mayor, Building Officials; (4) Possibly publish something to website and share with City to help provide pressure to get BLDGS approved.

c. ^ Special Assessment — [Requires 14-day Advance Meeting Notice: Monday, June 20, 2022 at 7pm.](#)

d. ^ Builder Settlement — [Forward to Attorney with an update on 20 JUN 2022.](#)



- e. ^ Board approval over \$500 — Anything non-budgeted will be set up with a Board Approval in the billing system. Notifications will appear on the Board Members' Logins to the Resident App.
- f. ^ Bank account signers — Any Board Member who wants reviewer status will email manager and manager will grant.
- g. ^ Auto Pay Bills — Water bill is only regular invoice not on auto pay.
- h. ^ Past Dues (1027 NW 33RD ~~MNR~~ CT) — Credit only for SPA late fees that were error in 2020.
- i. ^ Gate – (1) Camera View; and (2) Tailgating. (Sign for tailgating?) – Request to take off night vision. Local Recording is high-def.
- j. ^ Landscaping
 - i. Sprinkler times — Were adjusted THU 12 MAY 2022. Is this still a problem?
 - ii. Hole along sidewalk by lake — Set for repair, requires new sprinkler head.
 - iii. LANDSCAPING (General) — Manager to send Treasurer Landscaping Contract.
- k. ^ Water Meter Covers – Who is responsible when broken?
 - i. 2022.05.16 — Management has already notified the City of Pompano Beach about this and the water leaking from a similar cover on NW 33RD ST (*not the Association's meter.*)
COMPLETED.

New Business:

- 1. ^ Management — Janitorial Service (Association requests contract; Mgmt will provide at time & materials.)
 - i. History:
 - 1. In 2018, the Association was paying Property Keepers between \$900 and \$1,100 per month to clean and restock bathrooms, to change and re-stock the dog bags and trash bags.
 - 2. In 2018, Metropolitan took over at \$40.00 per hour. In addition to the above-listed duties, more were added, including walking around the inside and outside of the fence and property to clean up trash. (A complete description of services is attached.)
 - 3. Billing for JAN 2022 was \$650.00; FEB 2022 was \$480.00; MAR 2022 was \$480.00; The billing is less than half of what the Association was paying in 2018.
 - 4. Management sent notice that the rate would increase on 01 JUN 2022 to \$45.00 per hour. At 12 hours per month (average), this represents an increase of \$60.00 per month or \$720.00 per year.
 - ii. Duties now:
 - 1. Walk exterior of property and throw away any/all trash in medians, swales.
 - 2. Walk interior of property and throw away any/all trash including palm fronds, et. al.
 - 3. Clean up along lakeshore and dispose of rubbish
 - 4. Straighten pool furniture so it looks nice
 - 5. Water plants in pool pavilion



6. Wipe down all gate handles at all pedestrian gates with cleaner inside and out
 7. Wipe down bathroom door handles with cleaner inside and out
 8. Wipe down pool gate handles with cleaner inside and out
 9. Wipe down playground gate handles with cleaner inside and out
 10. Wash down playground equipment with hose
 11. Wash down tables and chairs under pool pavilion
 12. Clean bathrooms, re-stock as needed
 13. Place trash bins by curb outside pool
 14. Change all dog waste bins
 15. Re-stock all dog waste bags for owners to use
 16. Report any maintenance issues / concerns to Matt J
 - iii. Schedule:
 1. Every week on Tuesdays and Fridays. This is to ensure that the trash and recycling bins are brought out to the street when they are heavy and in-time for Waste Management to pick-up avoiding unpleasant smells and bugs.
 2. Duties are the same on each day.
 - m. ^ Management — Contract for Property Management
 - i. The Association is still working under the contract from Metropolitan via an Assignment.
 - ii. Rate is \$1,600.00 per month and has not changed since 2018.
 - iii. Cancellation is with thirty (30) days advance-written notice. Notice must be received before the last day of the month.
7. Member Concerns:
 - a. Violations:
 - i. 1061 NW 33RD CT Greig Oliver Willems (Owner) – Requested three minutes to speak about violation cited on 26 FEB 2022.
 1. 2021.04.28 — Member not in attendance; Member to receive SECOND Notice of Violation with new 14-day remedy period; Fine of \$25.00/day thereafter.
 2. 2021.05.16 — New Violation Notice mailed via USPS First Class Mail.
 - ii. ^ 1071 NW 33RD CT — Board-requested agenda addition.
 1. 2022.05.13 — Notice written up and posted to door. (**Attached.*)
 2. 2022.05.16 — Notice typed up and mailed via USPS First Class Mail and emailed. (**Attached.*)
 3. 2022.05.21 — Email from resident stating items are remedied. (**Attached.*)
 - iii. 1087 NW 33RD CT — Property Damage Complaint (BSO CASE NO. 11-2205-005863)
 1. WED 18 MAY 2022 at 02:01 am, local time.
 2. Manager will present incident report and ask Board for any action(s).
 3. Motion to pursue remedies written on page 3 of incident report items A – F.
 - a. Motion: Director; Second by: Vice-President; Opposed: None; Motion: Adopted.



iv. 1066 NW 33RD MNR Alexia Armbrister (Owner) — Tailgating Violation.

1. TUE 10 MAY 2022 at 8:17 pm, local time.
2. Manager will present incident.
3. Resident requested 3 minutes to speak.
4. Manager will request decision from Board (vote of 3 required) for any action(s).
5. MOTION to issue warning only by (D); Second by: (S); Opposed: None; Motion: Adopted.

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

c. Other(s):

8. Next Meeting:

- a. Monday, June 20, 2022 at 7:00 pm via Zoom.US

9. Motion to adjourn:

MOTION	SECOND	OPPOSED	ADJOURNED AT:
S	T	None	9:39 p.m.

APPROVED: *Joanna Cygert* *6/6/22*

Joanna Cygert, Secretary

Date



MEETING MINUTES 18 APRIL 2022

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
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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:

Joanna Cygert, Secretary

Date



NOTICE OF VIOLATION

Association	MADISON PLACE OF POMPAÑO BEACH HOA INC		
Property/Unit	1071 NW 33RD CT POMPAÑO BEACH FL 33064		
Violation Date	FRI 13 MAY 2022		
Remedy Due Date	TUE 31 MAY 2022		
Fine Amount	\$ 20.00	<input checked="" type="checkbox"/> Daily one day after remedy due date; OR	<input type="checkbox"/> This violation only
Contact Email	Info@AMP-Florida.com		
Mailing Address	2436 N Federal Hwy #205, Lighthouse Point, FL 33064-6854		

Violation(s)	Remedy(ies)
① Rules & Regulations limits what residents can place outside their doors. Limit to 3 Plants Remove the white arch	① Items are limited. Please remove arch & some plants so you only have 3.

IF YOU DO NOT ACHIEVE REMEDY BY THE REMEDY DUE DATE INDICATED, YOUR HOME WILL BE LISTED AS BEING IN VIOLATION. THE ASSOCIATION RESERVES THE RIGHT TO FINE OR MAKE REMEDY AND LEVY COST(S) ASSOCIATED WITH REMEDY AGAINST THE PROPERTY/UNIT. IF YOU NEED CLARIFICATION OR OTHER ASSISTANCE PLEASE CONTACT US AT THE CONTACT EMAIL OR MAILING ADDRESS LISTED ABOVE.

YOU HAVE THE RIGHT TO APPEAL THIS VIOLATION TO FIND OUT HOW TO REQUEST A HEARING, PLEASE EMAIL THE ASSOCIATION USING THE MAILING ADDRESS ABOVE OR THE CONTACT EMAIL LISTED ABOVE.

SERVICE	SERVICE BY:
<input checked="" type="checkbox"/> Conspicuously posted to door; FRI 13 MAY 2022 <input type="checkbox"/> Photographed; 3:23 PM <input type="checkbox"/> In-person; WJH	





NOTICE OF VIOLATION

Association	Madison Place of Pompano Beach Homeowners Association Inc	
Property/Unit	1071 NW 33 RD CT, POMPANO BEACH, FL 33064 (Broward County)	
Violation Date	FRI 13 MAY 2022	
Remedy Due Date	TUE 31 MAY 2022	
Fine Amount	\$25.00	<input checked="" type="checkbox"/> Daily one day after remedy due date; OR <input type="checkbox"/> This violation only
Contact Email	Info@AMP—Florida.com	
Mailing Address	2436 N Federal Hwy #205, Lighthouse Point, FL 33064-6854	

VIOLATION:

1) Architectural Violations: The arch and number of plants are a violations of the Association's Architectural Controls, part of the Rules & Regulations.
Rules & Regulations, Architectural Controls, Page 5, Section C, Subsection C(a): "Front Patio Decorations and Plants (requiring ARC Review) are limited to 3 items here within; (i) Wall Art/Hangings: Submit for ARC Review and Approval; (ii) Potted Plants: Allowed on pavers. Cannot be in planter/landscape areas. Anything above 7 GAL., must (be) submitted for ARC Review and Approval. (iii) Hanging Plants: Submit location and plant specifications to ARC for Review and Approval.

REMEDY:

1) Remove all items or submit an architectural review request on/before the Remedy Due Date.

IF YOU DO NOT ACHIEVE REMEDY BY THE REMEDY DUE DATE INDICATED, YOUR HOME WILL BE LISTED AS BEING IN VIOLATION. THE ASSOCIATION RESERVES THE RIGHT TO FINE OR MAKE REMEDY AND LEVY COST(S) ASSOCIATED WITH REMEDY AGAINST THE PROPERTY/UNIT. IF YOU NEED CLARIFICATION OR OTHER ASSISTANCE PLEASE CONTACT US AT THE CONTACT EMAIL OR MAILING ADDRESS LISTED ABOVE.

YOU HAVE THE RIGHT TO APPEAL THIS VIOLATION TO FIND OUT HOW TO REQUEST A HEARING, PLEASE EMAIL THE ASSOCIATION USING THE MAILING ADDRESS ABOVE OR THE CONTACT EMAIL LISTED ABOVE.

SERVICE	SERVICE BY:
<input type="checkbox"/> Conspicuously posted to door;	<i>Matt Jelinek</i>
<input type="checkbox"/> Photographed;	Matt Jelinek, CAM / Manager
<input type="checkbox"/> In-person;	May 16, 2022
<input checked="" type="checkbox"/> Via USPS Mail;	
<input checked="" type="checkbox"/> Via Email to: [redacted]@gmail.com; and	
[redacted]@gmail.com	
<input checked="" type="checkbox"/> More information on reverse side.	

VIOLATION FOR: 1071 NW 33RD CT, POMPANO BEACH, FL 33064 (Broward County)

EVIDENCE:





1071 NW 33RD CT, Pompano Beach, FL 33064

Email from TENANT

----- Forwarded message -----

From: **Svetlana Uryanskaya** [REDACTED]
Date: Fri, May 20, 2022 at 5:15 PM
Subject: Request for Appeal of Violation Notice 1071 NW 33RD CT, POMPANO BEACH, FL 33064
To: <info@amp-florida.com>, Ilya Tovsky <tovsky@gmail.com>, ERIKA VIEIRA <erikamiamirealtor@gmail.com>

Hi Matt,

Happy Friday!

This is Svetlana Uryanskaya from 1071 NW 33rd Ct, Pompano Beach, FL 33064, writing to you about the notice of violation we received from you.

1. We removed the arch. The intention was to let the roses climb on it and make the patio look beautiful in the long run.
 2. I've read all the rules and regulations from Madison Place and can't seem to understand how some neighbors are "immune" to certain rules and some aren't. For example, the plants. The amount of plants that we have on our patio is because we thought that was an ok thing to do. As a lot of people in this community have way more than 3 plants. I don't see how that's fair. If it's about the architectural review, I would love to learn how we can submit it?
- Also we do not have hanging plants, wall art and any plants above 7 GAL.

Looking forward to hearing from you.

Best regards,
Svetlana



Microsoft Word
- NOTI...cx.pdf