



**Madison Place of Pompano Beach  
Homeowners Association, Inc.**  
1001 Northwest 33<sup>RD</sup> Manor  
Pompano Beach, FL 33064-5931

**Board of Directors**

Erik Shryock | President  
Sierra Bubbs | Vice President  
Alexander Fenech | Secretary  
Larry Singh | Treasurer  
Joseph Davidson | Director


**MEETING MINUTES**

DATE: Monday, October 22, 2018  
TIME: 7:00 p.m., Local Time  
LOCATION: Pool Pavilion at Association  
1001 NW 33<sup>RD</sup> MNR, Pompano Beach, FL 33064

- 1) Meeting was called to order at 6:59 p.m., local time.
- 2) Quorum was established with the presence of the President, Vice President, Treasurer, Director and Secretary by Proxy.
- 3) Proof of Notice of Meeting was provided by Management.
- 4) Reading of prior meetings minutes (20 AUG 2018) was waived and minutes were approved by Motion.
- 5) Member Concerns:
  - a. Guest parking needs signage – This is a motion that was voted on later in the meeting.
  - b. Communication should be electronic in nature – This is an item that Management hasn't been able to look at due to the priorities that have been set forth.
  - c. Questions about playing basketball in the street – The easements for the street do not allow for this and the Association sees it as a major risk to safety.
- 6) Unfinished / Ongoing Business:
  - a. Manager's Report:
    - i. Treasury Report
    - ii. D.R. Horton Update – Awaiting reimbursement check for expenses and awaiting settlement offer from their attorney.
    - iii. Applications Update – No pending applications
    - iv. Landscaping – See Motions for change of vendor
    - v. Publishing of the 2019 Budget went out with Member Notices for Annual Meeting (2<sup>nd</sup> Notice)
    - vi. Status of Annual Meeting – Ballot set, Budget included, Proxies, et. al. mailed
    - vii. Rules & Regulations are under review. Anticipate them back sometime in January due to the complexity of the legal review.
  - b. Committee Updates:
    - i. Architectural Review Committee (ARC): Recommendations provided and motions included; No pending reviews.
    - ii. Compliance Committee: Two (2) current violations cited, both owners have been contacted, re-inspection in fourteen (14) calendar days.
    - iii. Fining Committee: Has not yet met.
- 7) New Business:
  - a. Annual meeting will be done in three (3) parts: 1) Elections; and 2) Budget Adoption; and 3) Executive Session: Officer Election, et. al. (Followed by a regular Member Meeting.)
  - b. Next Member Meeting will run concurrently with the Annual Meeting on Monday, November 19, 2019 at 7:00 p.m., local time at the Pool Pavilion.
- 8) Meeting was adjourned at 8:28 p.m., local time by a Motion of the Board of Directors.

\*NOTE: A summary of Motions is attached. All Motions were conducted via a voice vote.

THESE MINUTES ARE TRUE AND ACCURATE AND HAVE BEEN ACCEPTED INTO THE RECORD BY A MOTION OF THE BOARD OF DIRECTORS ON MONDAY, NOVEMBER 19, 2019:

DocuSigned by:  
  
F76FA6B7612E4FA...  
Secretary  
19 NOV 2018  
Date



MANAGED BY

**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. 6  
EMAIL INFO@MPGFL.COM  
WEB MPGFL.COM



# Madison Place of Pompano Beach Homeowners Association, Inc.

1001 Northwest 33<sup>RD</sup> Manor  
Pompano Beach, FL 33064-5931

## Board of Directors

Erik Shryock | President  
Sierra Bubbs | Vice President  
Alexander Fenech | Secretary  
Larry Singh | Treasurer  
Joseph Davidson | Director

## MOTIONS

**MEETING DATE:** MON 22 OCT 2018

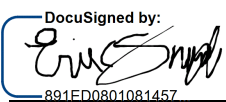
**MEETING TIME:** 7:00 p.m., local time

**MEETING LOCATION:** 1001 NW 33<sup>RD</sup> MNR, POMPANO BEACH, FL 33064 in Pool Pavilion

## MOTIONS AND VOTING RECORD

#	MOTION	P	VP	S	T	D	Motion Passes
1	MOTION to waive reading of prior meeting's minutes from 20 AUG 2018 (attached)		M	S			✓
2	MOTION to accept previous meeting's minutes into the official records of the Association		M	S			✓
3	MOTION to codify and accept all electronic measures into the official records of the Association.		M		S		✓
4	MOTION to approve gate sensor installation in the amount of \$172.00				M	S	✓
5	MOTION to approve guest parking signs in the amount of \$113.01, posts in the amount of \$15.00 and installation of about \$80.00 for an aggregate cost of \$208.01 not to exceed \$250.00		M		S		✓
6	MOTION to approve change of FPL Street Lights as recommended by ARC. No cost to Association. Monthly savings of \$28.00. Will change color of light from yellow to white; auto-notification if a street light is out; approximately three (3) months to completion from order date.			S	M		✓
7	MOTION to approve a full trim service of the entire Association at the price of approximately \$1,240.00.		A	S	M		✓
8	MOTION to approve change of Contractor/Vendor for Landscaping from Green Experts to Baywood Property Management, Inc. ( <i>not a Property Management Co.</i> ). Estimated savings of about \$5,100.00 through value-added solutions. (Quote(s) attached).		M		S		✓
9	MOTION to approve payments in Treasury A/P Aging Report.		S		M		✓
10	MOTION to set next meeting date concurrent with Annual Meeting on MON 19 NOV 2018 at 7:00 p.m. in the pool pavilion.		M		S		✓
11	MOTION to approve Manager to get all pedestrian gate locks keyed to Master (Medco) Key and to bill D.R. Horton thereafter.		M	S			✓
12	MOTION authorizing Manager to deposit any check(s) from D.R. Horton for gate or other reimbursable expenses into the Operating Account; and if such vendors as landscaper(s) have not been paid, to issue funds upon receipt of funds from D.R. Horton.		M		S		✓
13	MOTION to adjourn.			S	M		✓

As acting Secretary of the Association, I do hereby swear and affirm that all items herein are true and accurate to the best of my abilities.

DocuSigned by:  
  
891ED0801081457

Erik Shryock as Acting Secretary

23OCT2018

Date



MANAGED  
BY

**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. 6  
EMAIL INFO@MPGFL.COM  
WEB MPGFL.COM



**Madison Place of Pompano Beach  
Homeowners Association, Inc.**  
1001 Northwest 33<sup>RD</sup> Manor  
Pompano Beach, FL 33064-5931

**Board of Directors**

Erik Shryock | President  
Sierra Bubbb | Vice President  
Alexander Fenech | Secretary  
Larry Singh | Treasurer  
Joseph Davidson | Director

## PROXY

The undersigned, **Alexander Fenech**, as Secretary of the Madison Place of Pompano Beach Homeowners Association, Inc., (hereinafter the "Association"), and as Owner of the property located at: **3311 NW 10<sup>TH</sup> AVE, POMPANO BEACH, FL 33064**, appoints Erik Shryock as my proxy-holder to attend meeting(s) of the Association and its Board of Directors held at 1001 NW 33<sup>RD</sup> MNR, POMPANO BEACH, FL 33064 on the third Monday of each month at 7:00 p.m., local time or as otherwise indicated.

This Proxy shall be effective starting: October 16, 2018 and ending November 20, 2018.

The proxy-holder named above has the authority to vote and act for me/us to the same extent that I/we would if personally present, with power of substitution, except that my/our proxy holder's authority is limited as indicated below.

10/16/2018 5:07:53 PM PDT  
DATE SIGNED: \_\_\_\_\_

UNIT: 3311 NW 10<sup>TH</sup> AVE

NAME: Alexander Fenech, Secretary

SIGNATURE: 

### SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxy-holder above, designates \_\_\_\_\_  
\_\_\_\_\_ to substitute for me in voting the proxy as set for above.

Date Signed: \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Proxy-holder

\_\_\_\_\_  
Signature of Proxy-Holder



MANAGED  
BY

**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. 6  
EMAIL INFO@MPGFL.COM  
WEB MPGFL.COM