



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  
Jason Dasher | Secretary  
Larry Singh | Treasurer  
Joseph Davidson | Director

**ANNUAL MEETING MINUTES**

**Monday, November 19, 2018 at 7:00 p.m. in the Pool Pavilion at the Association.**

- 1) Meeting was called to order at 7:11 p.m. by the President as Members were still checking-in and casting ballots and the board wished to have the maximum number of Members participate; and
- 2) Establishment of Quorum:
  - a. Seventeen (17) Members were present; and
  - b. Twenty (20) Proxies were granted to Erik Shryock; and
  - c. One (1) Limited Proxy was granted to Erik Shryock; and
  - d. One (1) General Proxy was granted to Jason Dasher; and
  - e. The aggregate of these is thirty-nine (39) Members participating; and
  - f. Quorum as established in the Bylaws (Page 6, Article X, Section 4) is 30% of Members must participate.  $108 \text{ TVI} \times .3 = 33 \text{ votes}$ .
  - g. The total of the Members participating is thirty-nine (39) and the Meeting proceeded; and
- 3) Proof of Notice of Meeting was provided by Matt Jelinek, CAM. Mr. Jelinek provided two (2) signed Affidavits of Mailing along with notices sent; and
- 4) The 2018 Annual Report was reviewed and explained to Members. Members were told – in conjunction with a separate notice hand delivered to each door on Thursday, November 15, 2018 before 7:00 p.m., local time, that the Annual Report is available for download at MadisonHOA.com on the front page of the website; and
- 5) 2019 Budget Vote was handled as a roll call vote following a Motion by the Vice President and a second by the Treasurer to adopt the 2019 Proposed Budget. Votes resulted as follows:
  - a. Yay's including motion and second were thirty-five (35)
  - b. Nay's were one (1)
  - c. There were three (3) Members who did not vote
  - d. **The motion carried and the 2019 Budget was adopted.**
- 6) 2019 Board of Directors Vote was conducted. No ballots were accepted after 7:11 p.m. when the meeting was called to order concurrent with Florida Statutes; and
  - a. Treasurer verified that each envelope was sealed, signed, had the member's name and address on the outside of the envelope.
  - b. President provided second verification that each envelope was sealed, signed, had the member's name and address on the outside of the envelope.
  - c. Vice President opened each ballot setting the envelopes on one side and the ballots on another.
  - d. President and Treasurer were each provided a tally sheet as Vice President called off each ballot prior to handing the ballot to the Manager.
  - e. The tally of votes were totaled and reviewed by the Vice President and the CAM. The sheets matched and the results were as follows:

i. Candidate Sierra Bubbs	received thirty-one	(31) votes; and
ii. Candidate Jason Dasher	received thirty	(30) votes; and
iii. Candidate Joseph Davidson	received twenty-nine	(29) votes; and
iv. Candidate Erik Shryock	received thirty-three	(33) votes; and
v. Candidate Larry Singh	received thirty	(30) votes; and
vi. Candidate Parker Woolfolk	received three	(3) votes.
  - f. The 2019 Board of Directors was announced to the Members present and the 2019 Board moved into Executive Session for officer election.



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**

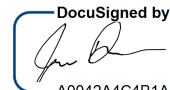
Erik Shryock | President  
Sierra Bubbs | Vice President  
Jason Dasher | Secretary  
Larry Singh | Treasurer  
Joseph Davidson | Director

- 7) **Executive Session** – Members were advised they could stay if they wanted to, but that the Board would be electing officers.
- a. Manager asked for nominations for the offices of President, Vice President, Secretary and Treasurer. Nominations were as follows:
    - i. President: Erik Shryock
    - ii. Vice President: Sierra Bubbs
    - iii. Secretary: Jason Dasher
    - iv. Treasurer: Larry Singh
    - v. There were no other nominations.
  - b. Each of the nominees above was elected unanimously by a voice vote with no abstentions and no Nay's.
  - c. The 2019 Board of Directors included the following as **additional** agenda items for the Monday, December 17, 2018 Meeting:
    - i. Vice President request for a small budget for a Community New Year's Eve Event at the Association; and
    - ii. Board Certifications; and
    - iii. Bank change to CHASE BANK, N.A.; and
    - iv. Compliance Chair Nomination since Chairperson Dasher is now on the Board of Directors and this Committee is part of the Compliance Appeals Process; and
    - v. Members tailgating in.
- 8) MOTION TO ADJOURN was made at 8:11 p.m., local time by the Vice President and seconded by the Treasurer. No abstentions and no Nay's on a voice vote. The Motion carries and the First Annual Meeting of the Madison Place of Pompano Beach Homeowners Association, Inc. was adjourned.

---

SIGNED AND ACCEPTED INTO THE OFFICIAL RECORDS OF THE ASSOCIATION ON THIS, THE 17<sup>TH</sup> DAY OF DECEMBER, 2018:

FOR THE ASSOCIATION:

DocuSigned by:  
  
A0042A4C4B1A4AA  
Jason Dasher, Secretary

ACKNOWLEDGEMENT BY MANAGER:

DocuSigned by:  
  
CC8F1665665B4D4...  
Matt Jelinek, CAM



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