



## 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, December 17, 2018  
**TIME:** 7:00 p.m.  
**LOCATION:** 1001 NW 33<sup>RD</sup> MNR, Pompano Beach, FL 33064 – In the Pool Pavilion

- 1) Meeting was called to order by the President at 7:03 p.m., local time
- 2) The following Board Members were present: Erik Shryock (P), Sierra Bubbs (VP), Jason Dasher (S), Larry Singh (T); Absent was Joseph Davidson (D); A quorum of more than three (3) Board Members was established.
- 3) Meeting notice was provided to the Board by the Manager.
- 4) Members were invited to voice any concern(s) they had. Members present stated they would interject as necessary.
- 5) Treasury report was evaluated and reviewed. Management noted that the invoices from ASAP Gate Plus were **not** included and should have been into the forecasted liabilities. Treasurer indicated a strong desire for management to initiate a collections action with an initial notice to all owners that notified them they had a balance due.
- 6) Committee Reports were evaluated throughout motions (attached).
- 7) Website was discussed and motion approved in the motions (attached).
- 8) Backflow preventer has an open permit pulled by Moody Plumbing in accordance with FBC 2014.
- 9) There are a number of outstanding requests for gate remotes. The Association does not have a sufficient number of remotes and needs to order more.
- 10) Settlement Negotiations with the developer were discussed and the Board asked a number of questions of Management. Ultimately, the Board wanted to stress caution with regard to the engagement of the attorney so that we had steps in the process and time to review those while simultaneously gaining clarification on the confidentiality clause within the contract and how Florida Statutes (CH 720) might override the confidentiality clause so the Board could – at the very least – have open discussion(s) during meetings as required by law.
- 11) The 2019 Meeting schedule was set.
- 12) Towing policies and procedures were discussed at length and clarifications were made that vehicles parked on the street would be towed without warning unless flashers were on and they were parked for less than fifteen (15) minutes; and vehicles that were unregistered in the guest spaces would be towed if they were not registered in any way, shape or form or if the vehicle couldn't be identified; Members or their guests will receive notice from Management if their form is incomplete and a sufficient amount of time (not less than six hours) will be provided to make correction to the form or move the vehicle. Before towing such vehicles, the Association will make an attempt to reach the registrant. Modification to enforcement policies and procedures for owners parking in guest parking will be adopted in the Rules & Regulations.
- 13) Meeting was adjourned at 8:58 p.m.

### VOTING RECORD ATTACHED ON FOLLOWING PAGES



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



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#	Motion	E. Shryock (P)	S. Bubbs (VP)	J. Dasher (S)	L. Singh (T)	J. Davidson (D)	Total YEA's
1	MOTION to waive the minutes from the November 19, 2018 Meeting and certify the Meeting Minutes from said meeting entering them into the official records of the Association.	✓	✓	S	M		4
2	MOTION to waive reading of the Motions passed via electronic voting since the last Meeting and certify the Motions, entering them into the official records of the Association.	S	M	✓	✓		4
3	MOTION to nominate Parker Woolfolk as the Committee Chairperson to the Compliance Committee.	S	M	✓	✓		4
4	MOTION to approve up to \$250.00 to update the website of the Association to a WordPress-based website, keeping the URL and allowing the Secretary and Compliance Committee Chair to develop and manage the website.	S	✓	M	✓		4
5	MOTION to approve all repair costs from ASAP Gates and for Management to issue payments to the vendor. <b>MOTION TABLED SINCE DEVELOPER IS NOT REPAYING ASSN.</b>						0
6	MOTION to approve the \$1,300.00 quote for all pedestrian gates to be keyed-alike. <b>MOTION TABLED SINCE DEVELOPER IS NOT REPAYING ASSN.</b>						0
7	MOTION to approve the change from CenterState Bank to J.P. Morgan CHASE Bank with signers being the President, Vice President, Treasurer and Manager with all directors having viewing access.	M	✓	✓	S		4
8	MOTION approving Management to distribute to Vice President and Communications Committee and Electronic Opt-In Form that the Committee may take door-to-door to get signed so that Owners are opted-in. <b>Management estimates that this will save the Association more than \$500.00 in administrative costs annually.</b>	2	M	✓	✓		4
9A	MOTION to approve engaging an attorney to handle and manage a Final Settlement Agreement with the developer.	M	✓	2	✓		4
9B	MOTION to engage an attorney on an hourly basis and <i>not</i> a contingency basis.	M	2	✓	✓		4
9C	MOTION to engage the following law firm for this work:	2	✓	✓	M		4
9D	MOTION to engage the attorney with the caveat that any funds will be paid out of the Settlement Amount upon receipt. (The check from developer will be written to law firm.)	2	✓	✓	M		4



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10	MOTION authorizing management to begin obtaining quotes to hire a law firm to handle Continuing Liens and make recommendations to the Board of Directors for the placement of liens on any Owner(s) who are in arrears in an amount equal to or greater than four (4) monthly payments (\$320.00). <b><i>The Board of Directors will vote on each lien placement in-advance of placement after the Board has selected an attorney or law firm.</i></b>	M	✓	2	✓		4
11	MOTION approving the 2019 Monthly Meeting Schedule as follows: <ul style="list-style-type: none"> <li>Monday, January 20, 2019 @ 7:00 PM in pool pavilion</li> <li>Monday, February 17, 2019 @ 7:00 PM in pool pavilion</li> <li><b><u>Tuesday, March 18, 2019 @ 7:00 PM in pool pavilion</u></b></li> <li>Monday, April 21, 2019 @ 7:00 PM in pool pavilion</li> <li>Monday, May 19, 2019 @ 7:00 PM in pool pavilion</li> <li>Monday, June 16, 2019 @ 7:00 PM in pool pavilion</li> <li>Monday, July 21, 2019 @ 7:00 PM in pool pavilion</li> <li><b><u>Monday, August 04, 2019 @ 7:00 pm @ Metropolitan Office (2020 Budget Meeting) *Executive Session</u></b></li> <li>Monday, August 18, 2019 @ 7:00 PM in pool pavilion</li> <li>Monday, September 15, 2019 @ 7:00 PM in pool pavilion</li> <li>Monday, October 20, 2019 @ 7:00 PM in pool pavilion</li> <li><b><u>Monday, November 17, 2019 @ 7:00 PM in pool pavilion (ANNUAL MEMBERS MEETING)</u></b></li> </ul>	M	✓	2	✓		4
12	MOTION to enter all <b>Board Certification(s)</b> into the official records of the Association.	M	2	✓	✓		4
13	MOTION to adjourn the meeting.	2	✓	✓	M		4

I do hereby swear and certify that these are the correct vote tallies by the Board of Directors on this, the 17<sup>th</sup> day of December, 2018 in the COUNTY OF BROWARD, State of Florida:

DocuSigned by:  
  
 BY: A0042A4C4B1A4AA...

Jason Dasher, Secretary

FOR: The Madison Place of Pompano Beach Homeowners Association, Inc.



MANAGED  
BY

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