



Madison Place of Pompano Beach
Homeowners Association, Inc.
1001 Northwest 33RD 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

BOARD MEETING MINUTES

Monday, January 21, 2019 7:09 – 8:34 p.m., local time

1001 NW 33RD MNR, Pompano Beach, FL 33064

- 1) Call to Order 7:03 p.m., local time
- 2) Establish Quorum (Present: Erik Shryock, Sierra Bubbs, Jason Dasher, CAM - Matt Jelinek)
- 3) Meeting Notice
- 4) **MEMBER CONCERNS**
- 5) Ongoing Business:
 - a. Treasury Report
 - b. Committee Reports:
 - i. Compliance – (See Motions)
 - ii. Fining – Matt Jelinek
 - iii. Architectural Review – A. Fenech
 - iv. Communications – S. Bubbs
 - c. Manager's Report (See attached)
 - d. Backflow Preventer Status
 - e. Outstanding requests for gate remotes, etc.
- 6) New Business:
 - a. Settlement Negotiations with developer:
 - i. Photos have been taken
 - ii. In process of getting quotes
 - iii. Met with Architectural Review Committee and discussed various elements and gained clarity as to what the Association needs to do in order to proceed with quotes on various elements as a part of the presentation.
 - iv. Spoke to the attorney for the case. Anticipated settlement date is around 30 APR 2019 and Pay-out by 30 JUN 2019.
- 7) Adjournment 8:11 p.m., local time

POSTED: 02 JANUARY 2019

BY:

DocuSigned by:

Matt Jelinek

CC8E1665665B4D4

Matt Jelinek, Manager / 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

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MANAGER'S REPORT | December 2018
Matt Jelinek, CAM – Metropolitan Property Group Florida, LLC

- 1) Maintenance Concerns
 - a. **Pressure Washing** – The areas on the north side of the pool house, around the pool house and near the main entry are presently being pressure washed.
 - b. **Standard Maintenance** – In July 2018 we ordered dog bags. We are nearly out and will need to order another set.
- 2) Project Updates
 - a. **Rules and Regulations** will need to be re-addressed under the new Board; and
 - b. **Settlement** – See notes on Agenda (page 1)
 - c. **Quotes** - Ongoing
- 3) Other Items
 - a. **Website** – Funds have been approved as of last meeting (DEC 2018). Web group consists of Jason Dasher & Parker Woolfolk. Group has not yet met.
 - b. **Foreclosure** – The unit located at 1012 NW 33RD CT is in foreclosure and the occupants are removing from the Premises.
 - i. **There are numerous potential problems that the Association could incur if the unit remains vacant for too long.**
 - ii. **Association Remedies** – some need to be clarified, but the Association should place a continuing lien on the property.
 - c. **Compliance**
 - i. The Association's goals for January 2019 were to collect funds.
 - ii. The Association's goals for February 2019 are to continue with collections by assessing fees.
 - iii. The Association will be sending notices to owners in FEB 2019 regarding collections.
 - iv. The Association will be citing landscaping violations to owners in FEB 2019 with thirty-day remedy periods.
 - d. **Collections**
 - i. Outstanding balance as of 19 DEC 2018: \$14,621.51
 - ii. Outstanding balance as of 21 JAN 2019: \$10,393.42 (*includes JAN 2019 Payments*)

*** * * END OF MANAGER'S REPORT * * ***



MANAGED
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MOTIONS

Monday, December 17, 2018 7:00 p.m. Meeting @ Association Pool Pavilion

#	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 19 NOV 2018 Meeting and certify the Meeting Minutes from said meeting entering them into the official records of the Association.	S	M	Y			3
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	Y			3
3	MOTION to waive reading of the Motions from the 17 DEC 2018 Meeting and certify the Meeting Minutes from said meeting entering them into the official records of the Association.	Y	M	S			3
4	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	Y			3
5	MOTION authorizing Matt Jelinek, CAM to sign on behalf of the Association for all Notice(s) of Violations retroactive to 01 JUL 2018.	M	Y	S			3
6	MOTION to move \$10,389.08 from Reserves to Operating to pay Green Experts for landscaping services pending a return of these funds in settlement with D.R. Horton.	M	Y	S			3
7	MOTION to move \$2,000 from Reserves to Operating to pay Royal Fence & Equipment Corp. for the fence repair(s) incurred from the motor vehicle accident in May 2018.	M	Y	S			3
8	MOTION approving a fee of \$1,500.00 for Reifkind, Thompson & Rudzinski to file an action to recoup the costs of the damages resulting from the motor vehicle accident in May 2018. (NOTE: Would only be used if required by attorneys.)	M	S	Y			3
9	MOTION to set application fees for units notified of Occupancy Violation(s) at \$20.00 per each adult.	S	A	M			2
10	MOTION to purchase dog bags not to exceed \$250.00.	Y	S	M			3
11	MOTION to adjourn at 7:49 p.m., local time.	M	S	Y			3

I do hereby swear and certify that these are the correct vote tallies by the Board of Directors on this, the 17TH 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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