



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, February 18, 2019, 7:00 p.m.

1001 NW 33RD MNR, Pompano Beach, FL 33064 in the Pool Pavilion

- 1) Call to Order @ 7:00 p.m., local time
- 2) Establish Quorum; Present: President, Vice President, Treasurer, Director
- 3) Meeting Notice; Proof of posting provided
- 4) **MEMBER CONCERNS – No Members Present**
- 5) Ongoing Business:
 - a. Treasury Report
 - i. Current Balances:
 1. Operating Account \$20,349.01
 2. Reserve Account \$14,834.60
 - ii. Outstanding Receivables:
 1. Past-Due Owners \$ 9,340.32 (Down from \$15,000.00)
 2. D.R. Horton \$12,629.33
 3. Auto Accident \$ 3,102.00 (See motions)
 4. D.R. Horton Settlement TBD
 5. **Total Outstanding A/R \$25,071.65**
 - iii. Outstanding Payables:
 1. Landscaping: \$9,000.00est (Nov 2018 – Feb 2019 Invoices)
 2. Stroemer Unknown
 - b. Committee Reports:
 - i. Compliance – Parker / Matt J (Violations)
 - ii. Fining – Matt J (Training upcoming)
 - iii. Architectural Review – A. Fenech (Remedies for Violations)
 1. **ARC will be applying standards approved by board on 19MAR2018.**
 - iv. Communications – S. Bubbs
 - c. Manager's Report (See attached)
- 6) New Business:
 - a. Settlement Negotiations with developer:
 - i. Meetings for quotes to commence next week.
 - ii. Finalized document to Board for approval ASAP then to attorney(s) for counter-offer.
 - b. Website – Jason & Parker need to meet or we need to re-assign this to one of them.
- 7) Adjournment

POSTED: 02 JANUARY 2019

BY:

DocuSigned by:

Matt Jelinek

CC&E1665665B4D4

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

January 2019 – February 2019

- 1) Collections – Management continues to pursue these. We are now levying late fees and interest; and
- 2) Bank Change – We will likely have account access to Chase set up in the next two weeks. CenterState Bank is closing their location on Commercial Ave as well.
- 3) ePay Change – ePayments will not be going directly into the Association's Account once the Chase Bank Account is set up. (*Currently they are processed through our Escrow Account.*)
- 4) Payment Changes – We will issue an updated "Maintenance Fees Payment Options" page for all Owners that should be posted to the website as soon as we have it in-place.
- 5) Communications Committee – I'd like a charter set up with specific instructions, processes and procedures. Also – I would like to see them charged with obtaining the email address(es) and phone number(s) of each owner who lives on-site so we can proceed with electronic notifications moving forward.
- 6) SALE – 3332 NW 10TH AVE is selling for \$275K. The owner is taking a loss on this property. Not good for the community as it will be used in all upcoming sales and values could be low for some time moving forward.
- 7) Violations – Being addressed during Board Meeting; and
- 8) Settlement – Being addressed during Board Meeting; and
- 9) Homeless person(s) in pool area – Should we proceed with the gate repair? This is a code violation. The \$1,300 quote was for all locks to be keyed-alike. We should get the pool gate repaired at least.
- 10) ARC Updates – Meeting is Thursday of this week at 7 p.m. in pool pavilion. Standards for remedies will be discussed.

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

MOTIONS

Monday, February 18, 2019 7:00 p.m. Meeting @ Association Pool Pavilion

#	Motion	E. Shryock (P)	S. Bubbb (VP)	J. Dasher (S)	L. Singh (T)	J. Davidson (D)	Total YEA' s
1	MOTION to waive the minutes from the 21JAN2019 Meeting and certify the Meeting Minutes from said meeting entering them into the official records of the Association along with all electronic motions since that time.	S	Y		M	Y	4/4
10	MOTION to adjourn.	Y	S		M	Y	4/4

I do hereby swear and certify that these are the correct vote tallies by the Board of Directors on this, the 18TH day of March, 2019 in the COUNTY OF BROWARD, State of Florida:

DocuSigned by:
BY: 
A0042A4C4B1A4A...

Jason Dasher, Secretary

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



MANAGED
BY

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