



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

DATE: Monday, April 15, 2019
TIME: 7:00 p.m.
LOCATION: 1001 NW 33RD MNR, Pompano Beach, FL 33064 – In the Pool Pavilion

- 1) Call to Order 7:16 p.m.
- 2) Establish Quorum // Present: President, Vice President, Secretary; Absent: Treasurer, Director
- 3) Meeting Notice: Properly noticed at pool entry
- 4) Previous Meeting's Minutes (18 MAR 2019) attached; **tabled until May 2019 Meeting.**
 - a. Electronic Motions:
- 5) **MEMBER CONCERNS**
 - a. Alex – an Owner – expressed concerns about the landscaping maintenance
- 6) Ongoing Business:
 - a. Committee Reports:
 - i. Compliance – Parker / Matt J
 1. Violations – Still not sent. Taking a lot of time due to the information legally required on the form.
 2. **Matt J to order more parking warning stickers.**
 - ii. Fining – Matt J (Angela Allen, Aishleigh Lyn, Kristen Wagner)
 - iii. Architectural Review – A. Fenech
 - iv. Communications – S. Bubbs
 1. FAQ Page for ARC Guidelines
 2. FAQ & Orientation Page for New Residents
 3. Electronic Opt-In Form **Matt J to send to Sierra.**
 4. **Matt to send Sierra two (2) ARC PDF's to Sierra for Website Posting.**
 5. **Matt to order BCSO Signs (Five – 5)**
 - b. Manager's Report
 - i. Tenant Issues & Application Screening **See motions.**
 - ii. Convenience Fees & Change to Chase Bank. **See motions.**
 - iii. Foreclosure – 1046 NE 33RD CT – Quote for \$500.00 to handle. **See motions.**
 - iv. 1091 NW 33RD CT – QCD & Fines. **See motions.**
 - v. Pool Camera System – Requires internet **Tabled pending pricing information.**
 - vi. Fences & Gates – No update at this time (Javier didn't provide pricing, yet)
 - vii. Sprinkler System – Updated about water being tainted
 - viii. Tree Grates – In progress (May/June Update)
 - ix. FPL – Association Lights – Matt/Erik
 - c. Settlement Negotiations
 - i. Matt has bid sheet, but needs to be filled-out.
- 7) New Business:
 - a. Website – Jason & Parker need to meet or we need to re-assign this to one of them.
- 8) Adjournment at: 8:53 p.m.



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MOTIONS

Monday, February 18, 2019 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
	CALL TO ORDER AT: <u>7:16</u> p.m.	X	X	X			3
1	MOTION to waive the minutes from the 18MAR2019 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. <i>Tabled until May 2019</i>						
2	MOTION to waive the motions made electronically between the 18MAR2019 and 15APR2019 Meetings and enter them into the official records of the Association. <i>Tabled until May 2019</i>						
3	MOTION is made to reimburse Metropolitan Property Group Florida, LLC an amount of \$300.00 on 25 May 2019 and to begin collecting convenience fees as of 15 APR 2019. Convenience Fees shall remain at \$5.00 per payment until further notice.	Y	S	M			3
4	MOTION is made to amend the Tenant and Owner screening criteria so that no individual applicant may have a credit score lower than 650 and no average of applicants together shall be less than 650 and that any average of applicants under 650 shall be denied as jointly deniable so as to avoid approved applicants from moving in and then having unapproved applicants moving in.	Y	M	S			3
5	MOTION is made to approve \$500.00 in legal fees to be collected at a later date for attorneys for the Association to manage the Foreclosure of 1046 NW 33 RD CT.	S	Y	M			3
6	MOTION is made to issue a 7-Day Constructive Eviction Notice for breach against 1091 NW 33 RD CT for unapproved tenant(s) in the Unit. \$45.00 is approved for a process server to deliver the notice to the Church's address.	Y	S	M			3
9	MOTION to adjourn at <u>8:53</u> p.m.	M	Y	S			3

I do hereby swear and certify that these are the correct vote tallies by the Board of Directors on this, the 20TH day of MAY, 2019 in the COUNTY OF BROWARD, State of Florida:

DocuSigned by:
BY: 
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Jason Dasher, Secretary

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



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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