



## 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

### BOARD MEETING AGENDA

**DATE:** Monday, May 20, 2019  
**TIME:** 7:00 p.m.  
**LOCATION:** 1001 NW 33<sup>RD</sup> MNR, Pompano Beach, FL 33064 – In the Pool Pavilion

- 1) Call to Order at 7:02 p.m., local time
- 2) Establish Quorum
  - a. BOARD: All Board Members Present;
  - b. Architectural Review Committee: No Members Present;
  - c. Compliance Committee: Frank Garcia & Aisheik Lynn
  - d. Fining Committee: Angela Allen
- 3) Meeting Notice
- 4) Approval of Meeting Minutes:
  - a. 18 MAR 2019 Meeting Approved.
  - b. 15 APR 2019 Meeting Approved.
  - c. Electronic Motions Summary Approved.
- 5) **MEMBER CONCERNS** No concerns brought forth
- 6) Ongoing Business:
  - a. Committee Reports:
    - i. Compliance – Parker Woolfolk, Chair **(Manager)**
      1. Violations **12 cited in April 2019; New violations being added;**
      2. Hearings **1 on docket;**
    - ii. Fining – Chairperson (TBA)
      1. Hearings **No Docket**
    - iii. Architectural Review – Alexander Fenech **(Manager)**
      1. Motions **All motions tabled pending comprehensive financial report.**
    - iv. Communications – Sierra Bubbs, Chair
      1. Electronic Opt-In Form: 19 Members do not have emails
        - a. **Manager to deliver forms to VP and to Jessica Imbesi;**
      2. Mail Chimp Setup
        - a. **Manager will handle after summer and assist in setup;**
      3. Website
        - a. **Minor updates only until 2020 Legal Updates on this subject are completed (August, 2019)**
    - b. Manager's Report
      - i. **FINANCIAL UPDATE & TREASURY REPORT – To be sent by 07 JUNE 2019 with motions for ARC and approvals;**
      - ii. Change to interview process – request for discussion; and **Approved.**
      - iii. Violations Training – Buildium Process; and **Completed.**
      - iv. Committee Hearing Training – Process, Ethics, Precedents and Standards; and **Completed.**



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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- v. Foreclosure of 1046 NE 33<sup>RD</sup> CT – Brian Gottlieb (atty) now following case; and **Discussed.**
- vi. 1091 NW 33<sup>RD</sup> CT – While the new owners have addressed the tenant issue (they're removing on 31 MAY 2019), they have **not** addressed the illegality of the QCD. **Manager to speak to Attorney Brian Gottlieb and provide direction to the Association's Board of Directors as to what – if any – action(s) should be taken.**
- vii. 1087 NW 33<sup>RD</sup> CT – Ongoing and numerous complaints about occupant flipping people off and scaring them. The occupant apparently moved-in at *some point*, although it's not clear when. **Manager to address occupant's behavioral issues with Owner.**
- viii. Sprinkler System & Wet Check Status – They performed another wet check on May 15<sup>th</sup>. All areas should be working correctly now. **Completed.**
- ix. FPL – Association Lights **To be determined with financial report.**
- x. Developer Settlement – No movement, yet. (*NOT included in Mgmt time.*) Management **has** been spending excess hours on the Association, without billing for that time to maintain the Association's budget.

7) Adjournment **at 9:05 p.m., local time.**

NOTE: All motions contained in the AGENDA that were not approved or discussed have been tabled pending a financial review. Those motions will be taken up electronically prior to the next Board of Directors Meeting on Monday, June 17, 2019 at 7:00 p.m. in the Pool Pavilion at the Association. Such motions will be codified at that meeting.

### MOTIONS

MONDAY, MAY 20, 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: <b>7:02</b> p.m.						
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.	Y	M	S	Y	Y	5
2	MOTION to waive the minutes from the 15APR2019 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.	Y	M	S	Y	Y	5
	<b>NOTE: Reconsideration of Tenant Issues and Applicant Screening.</b>						



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3	MOTION to waive reading of the electronic motions ( <i>summary attached</i> ) and to certify them as Meeting Minutes entering them into the official records of the Association along with all electronic motions since that time.	Y	M	S	Y	Y	5
4	MOTION to change acceptable credit score(s) for tenants to 675; on joint applications the average must be 675. Any application(s) received by Management that do not meet this criteria will be subject to review by the Board of Directors.	Y	M	S	Y	Y	5
5	MOTION authorizing Manager to conduct interview/orientations for incoming tenants and/or owners using the forms developed and reviewed and to obtain a signature receipt of same.	Y	M	S	Y	Y	5
6	MOTION authorizing Manager to approve any and all application(s) where there is not rational basis for denial of the application(s). Manager must still conduct an interview according to the documents. If joint applications are received and one (1) of the applicants does not meet all criteria, such application shall be reviewed by the Board of Directors for approval.	Y	M	S	Y	Y	5
7	MOTION to publish denial listing on website so as to alert applicants, agents and owners as to the criteria the Association expects so as to save time, money and effort.	Y	S	M	Y	Y	5
8	MOTION to adjourn at <u>9:05</u> p.m.	Y	S	M	Y	Y	5

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 JUNE, 2019 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.



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### ELECTRONIC MOTIONS SUMMARY

DATE	MOTION	OUTCOME
18 MAR 2019	MOTION IS MADE to adopt the updated Architectural Control Guidelines as provided herein as an extension or addendum to the Rules & Regulations of the Association. This Motion further allows for the Architectural Review Committee ("ARC") to modify, adopt and otherwise clarify, amend, strike or add to the document as the ARC sees fit. If any provision, modification, adoption, clarification, amendment or stricken word(s) or phrase(s) is objectionable to any three (3) Members of the Board of Directors, the measure shall be reviewed during the next scheduled meeting of the Board of Directors. Any provision that is voted on to be amended, stricken or added shall require the affirming vote of four (4) Members of the Board of Directors to "recall" the provision.	PASSES *
23 MAR 2019	MOTION to approve tenants of 3333 NW 11 <sup>TH</sup> AVE	PASSES *
30 APR 2019	MOTION IS MADE by the Secretary and Seconded by the President to immediately revoke the Certificate of Occupancy Approval for Massimo Cannova and Steven Reid at 3333 NW 11TH AVE, Pompano Beach, FL 33064 and to provide a Notice of Breach to both Owner, Ciro Antonion Guevara and Tenants with posting to property and premises of removal.	PASSES *
30 APR 2019	MOTION IS HEREBY MADE by the Secretary and Seconded by the President of the Association to issue the attached SEVEN DAY NOTICE OF INTENT TO FILE CONSTRUCTIVE EVICTION / SEVEN-DAY EVICTION NOTICE FOR BREACH and the attached ORDERS OF THE ASSOCIATION to Tenant(s) and Owner(s) of 3333 NW 11TH AVE, POMPANO BEACH, FL 33064	PASSES *

\* Indicates that passage was by a unanimous vote to affirm of five "Yea" Votes.



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## Estimate



12036 NW 50 Drive  
Coral Springs, FL 33076

Office (754) 702-3344  
Cell (954) 937-9495

Date	Estimate No.
05/20/19	1068

Name/Address
Madison Place C/o Metropolitan Property Group Florida, 2755 East Oakland Park Blvd Suite 200 Fort Lauderdale, FL 33306-1671

Project  
Pool / Playground Area

Description	Quantity	Cost	Total
Pool Playground and Equipment Area:		0.00	0.00
Installation of Coontie Palms	6	35.00	210.00
Installation of Philodendrons	10	19.90	199.00
Installation of Cocoplums	9	13.95	125.55
Installation of Sod	1	110.00	110.00
Installation of Podocarpus	9	23.00	207.00
Clean and Trim Coconut Palm	1	250.00	250.00
Installation of Bougainvillea Trellis at Pool entrance	2	160.00	320.00
Installation of Bougainvillea at Pool Area	5	39.00	195.00
Installation of Rocks near equipment area	1	295.00	295.00
Decorative Pots for Pool Area	6	35.00	210.00
Clean up of weeds, old vegetation, and fire brush in pool area. Trim all coconut and ligustrum trees.	1	575.00	575.00
Thank you for your business.		Total	\$2,696.55
Accepted by:		Date:	

## Estimate



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Office (754) 702-3344  
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Date	Estimate No.
05/20/19	1069

## Name/Address

Madison Place  
C/o Metropolitan Property Group Florida,  
2755 East Oakland Park Blvd  
Suite 200  
Fort Lauderdale, FL 33306-1671

Project  
Dog Walk Area

Description	Quantity	Cost	Total
Dog Walk Area: Clean Up	1	125.00	125.00
Installation of Silver Buttonwood	12	12.98	155.76
Installation of Podocarpus	25	12.92	323.00
Installation of Sod	1	318.75	318.75
Installation of Dorf Mondo Grass	9	8.00	72.00
Thank you for your business.			Total \$994.51

Accepted by:

Date: