



Madison Place of Pompano Beach
Homeowners Association, Inc.
1001 Northwest 33RD Manor
Pompano Beach, FL 33064-5931

Board of Directors

Erik Shryock | President
Sierra Bubba | 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 33RD MNR, Pompano Beach, FL 33064 – In the Pool Pavilion

- 1) Call to Order @ 7:00 p.m.
- 2) Establish Quorum Larry Singh, Late (7:25 p.m.)
- 3) Meeting Notice Posted and emailed
- 4) Approval of Meeting Minutes:
 - a. 20 MAY 2019 See Motions
 - b. Electronic Motions Since that time – Listed after motions for this meeting. See Motions
- 5) **MEMBER CONCERNS**
 - a. Pool Lanyards / Identification for Residents vs. Non-Residents
 - b. **MOTION to approve \$150.00 to purchase Lanyards with emails to owners stating they must have them present. Motion by VP, Second by P, none opposed. Manager to get some type of keychain with numbers if possible.**
- 6) Ongoing Business:
 - a. Committee Reports:
 - i. Compliance – Vacant Chair
 1. Violations – More than 100 open; Notices out next week to doors.
 2. Hearings **1 on docket;**
 - ii. Fining – Chairperson (TBA) **No Docket at this time**
 - iii. Architectural Review – Alexander Fenech (Will be covered with SPA)
 - iv. Communications – Sierra Bubba, Chair
Newsletter Content: Lanyards, Pool Keys and Parking in Own Driveway.
 - b. Manager's Report
 - i. 1091 NW 33RD CT – Tenants have removed from Premises.
 - ii. 1087 NW 33RD CT – Manager spoke to Owner to discuss matters with tenants.
 - iii. 1004 NW 33RD CT – Cert. Letter sent regarding behaviors.
 - iv. 1012 NW 33RD CT – Cert. Letter sent regarding balance due.
 - v. Developer Settlement – In progress. The Special Assessment package is helping.
- 7) **NEW BUSINESS:**
 - a. Rules & Regulations (See "Motions" – Attached) **Motion passed. Manager to send to legal. Manager to add language for lanyards.**
 - b. Special Assessment Draft Package – Approval so far. This will be sent electronically to ensure that you're able to review once the final prices are filled in. Feedback now would be greatly appreciated. Members will have to vote for approval. Will likely take 2 meetings to accomplish. **Remove church gate and landscape & put up fence.**
 - c. Declaration Amendment – (See "Motions" – Attached) **Not received from legal.**
 - d. Management Contract up for Renewal effective 01 JUL 2019.
 - i. **To be sent via electronic motion.**
- 8) Adjournment **at 8:54 p.m.**



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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ELECTRONIC MOTION AND VOTING HISTORY

30 APRIL – 11 JUNE 2019

DATE	Motion	E. Shryock (P)	S. Bubbs (VP)	J. Dasher (S)	L. Singh (T)	J. Davidson (D)	Total YEA' s
30APR2019	MOTION revoking Certificate of Occupancy requiring removal of Tenants in Unit 3333 NW 11 TH AVE and requiring move-out within seven (7) calendar days.	Y	Y	Y	Y	Y	5
30APR2019	MOTION issuing a Seven Day Constructive Eviction for Breach Notice to Occupant Tenants of 3333 NW 11 TH AVE and requiring move-out within seven (7) calendar days. Prohibits guests and others from coming to Association during this period.	Y	Y	Y	Y	Y	5
18MAY2019	MOTION to approve application for Tenants at 1039 NW 33 RD MNR.	Y	Y	Y		Y	4
30MAY2019	MOTION to approve Certified Mailing of a letter to Owner at 1004 NW 33 RD CT providing guidance on how behaviors must change to diminish disturbances.	Y	Y	Y		Y	4
30MAY2019	MOTION approving \$350.00 to be used from the Contingency line of the budget to have Association's Attorney(s) draft a Documents Change for Board Review and to send out (at a later date) for ratification by the Members in accordance with the Declaration of Association.	Y	Y	Y	Y	Y	5
30MAY2019	*Manager-approved Application (in accordance with new provisions set forth on 15MAY2019 Meeting.) Board cc'd thereto for execution of Certificate of Occupancy Approval as well as information.						
11JUN2019	MOTION to approve Certified Mailing of a letter to new Owner at 1012 NW 33 RD CT with demand for past-due balance of \$4,175.97.	Y	Y	Y	Y	Y	5

THESE MOTIONS AND VOTES SHALL BE CONSIDERED TO BE PART OF THE PREVIOUS MEETING'S MINUTES AND PUBLISHED THEREWITH. ANY ATTACHMENTS, LETTERS OR OTHER ITEMS ARE AVAILABLE FOR ANY MEMBER'S REVIEW BY SCHEDULING AN APPOINTMENT WITH THE MANAGER OF THE ASSOCIATION VIA EMAIL TO: MJ@MPGFL.COM.



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MOTIONS

MONDAY, JUN 17, 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
	CALLED TO ORDER AT: <u>7:00</u> p.m., local time.						
1	MOTION to waive the minutes from the 20MAY2019 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	M	Y		Y	4
2	MOTION to send out to Owners the change to the DECLARATION AMENDMENT for approval. Tabled until later date.						
3	MOTION to adopt the Rules & Regulations as presented herewith and to gain approval from legal, then publish to website and then notify all owners of Rules & Regulations. Enforcement may start on the thirty-first day following dissemination to Owners.	Y	M	S	Y	Y	5
4	MOTION to adjourn at <u>8:54</u> p.m., local time	Y	S	Y	M	Y	5

I do hereby swear and certify that these are the correct vote tallies by the Board of Directors on this, the 15TH day of JULY, 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.



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