



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

Board of Directors

Erik Shryock | President Sierra Bubb | Vice President Jason Dasher | Secretary Larry Singh | Treasurer Joseph Davidson | Director

BOARD MEETING AGENDA

DATE: Monday, August 19, 2019 TIME: 7:00 p.m. LOCATION: 1001 NW 33RD MNR, Pompano Beach, FL 33064 – In the Pool Pavilion

- 1) Call to Order at 7:02 p.m. 2) Establish Quorum Present: President, Vice-President, Director 3) Meeting Notice as Posted on Bulletin Board and Emailed 4) Approval of Meeting Minutes: a. 17 JUN 2019 see Motions b. Electronic Motions Since that time – Listed after motions for this meeting. See Motions 5) Budget Introduction and Member Discussion 6) Ongoing Business: a. Committee Reports: i. Compliance – Vacant Chair // 1 case for hearing on hold Mgr to schedule MTG 1. Violations – 12 ARC Violations Owners working to comply 2. Closed = 100+ (Most owners have remedied) 3. Fines Accruing = 1 @ \$25.00/day. ii. Fining – Vacant Chair // No cases or need for hearing(s) iii. Architectural Review 1. 2020 Budget Recommendations: (will be taken-up at Budget Mtg) a. \$8,800.00 for 2 tree trims b. \$500.00 for pool furniture replacement each year c. \$300.00 for holiday decorations for front entry when completed b. Manager’s Report i. 1087 NW 33RD CT – Problems continue with this individual. Mgr lacks sufficient evidence to take action(s). ii. Collections have gone extremely well. 1. AUG 2018 Past-Due Balances = More than \$14,000 2. AUG 2019 Past-Due Balance = \$3,777.82 (\$10,222.18 collected) iii. Finances & Budget Performance – Cash position of Association 1. Operating Cash-on-Hand \$28,486.94 2. Reserves Cash-on-Hand \$14,023.06 3. Total Cash-on-Hand \$42,510.00 iv. Developer Settlement – On hold until after levy of Special Assessment 7) NEW BUSINESS: a. Cameras for Pool Area – Three options to choose from (attached) (MOTION) b. Special Assessment Vote and timeline (attached) c. 2019 Annual Meeting (attached) (MOTION) 8) Schedule Budget Meeting Scheduled for THU 05 SEP 2019 or (alternate date) of TUE 10 SEP 2019 at 7 p.m. at Metropolitan Office. Any Member may attend. 9) Adjournment



MANAGED BY

METROPOLITAN PROPERTY GROUP FLORIDA, LLC MATT JELINEK, LICENSED CAM 46341 2755 E OAKLAND PARK BLVD, STE 200 FORT LAUDERDALE, FL 33306-1671

PHONE 954.372.1043 EXT. 6 EMAIL INFO@MPGFL.COM WEB MPGFL.COM



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ELECTRONIC MOTION AND VOTING HISTORY

20 JUNE – 19 AUGUST 2019

DATE	Motion	E. Shryock (P)	S. Bubbb (VP)	J. Dasher (S)	L. Singh (T)	J. Davidson (D)	Total YEA' s
20JUN2019	COA issued for 1079 NW 33 RD MNR						
25JUL2019	COA issued for 1071 NW 33 RD CT						
24JUL2019	MOTION to adopt the proposal from FORTHRIGHT POOLS, LLC for service to the Association's pool for a monthly fee of \$285.00 per month, which is \$15.00 per month less than the previous servicing company. (Terminates B&B Pools, Inc.)	Y	Y	Y	Y	Y	5
12AUG2019	MOTION to approve \$4,500.00 from the Landscaping budget for annual trimming and pruning to include: Removal of Eleven (11) dead trees (including root balls to the maximum extent possible), removal of all coconuts from coconut palms, removal of all ligstrums and growth from the base of any trees where growth is visible. Includes trimming of buttonwoods and other landscaping. Includes haul-away and clean-up.	Y	Y	Y	Y	Y	5
14AUG2019	MOTION To approve not more than \$100.00 for Management to order 500 carbonless forms for violation notices.	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, AUG 19, 2019 7:00 p.m. Meeting @ Association Pool Pavilion

#	Motion	E. Shryock (P)	S. Bubb (VP)	J. Dasher (S)	L. Singh (T)	J. Davidson (D)	Total YEA' s
	CALLED TO ORDER AT: <u>7:02</u> p.m., local time.						
1	MOTION to waive the minutes from the 17JUN2019 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	3
2	MOTION to adopt OPTION #3 from the Pool Cameras Proposal and to authorize a Resolution for Manager, Matt Jelinek, to sign any permit application(s) on behalf of the Association if necessary. This MOTION also authorizes a total capital cost of \$2,939.61 to be drawn from the Contingency line item of the 2019 Budget.	S	Y			M	3
3	MOTION to set the 2019 Annual Meeting Date, Time and Location as: MON 18 NOV 2019 with 1 st Notice to be sent on/before 18 SEP 2019 and 2 nd Notice to be sent on/before 18 OCT 2019.	2	M			Y	3
4	MOTION to approve \$400.00 payment to Alex Fenech for Concept Designs for Main Entryway and Pool.	2	M			Y	3
5	MOTION to adjourn at <u>8:43</u> p.m., local time	2	M			Y	3

I do hereby swear and certify that these are the correct vote tallies by the Board of Directors on this, the 16TH day of SEPTEMBER, 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.



MANAGED BY

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MADISON PLACE OF POMPANO BEACH HOMEOWNERS' ASSOCIATION, INC.**Pool Camera & Lighting Project // Analysis // 15 August 2019****> > SEE LAST PAGE FOR LAYOUT & SAMPLES < < <****Capital Cost(s)**

Electrician, permit and install of electrical boxes, light fixtures, etc.	\$1,400.00
Cost of three (3) LED Motion Sensitive Light Fixtures (3 x \$109.00)	\$327.00
Cost of two (2) NEST™ Cameras	\$298.00
Cost of AT&T WiFi Install	\$99.00
Cost of Box for Router	\$200.00
Electrical Permit from City of Pompano Beach, Florida (<i>estimated</i>)	\$300.00
Three (3) New Exit Signs with Emergency Lights	\$146.61
TOTAL CAPITAL COSTS	\$2,770.61*

****Does not include taxes*****Operational Costs (per year)**

NEST™ Aware – Annual Subscription Rate	\$300.00
Florida Power & Light (Electricity)	Less than \$100.00
WiFi Costs	
COMCAST 75MBPS	\$117.00 / mo. \$1,404.00 / yr
COMCAST 25MBPS	\$86.00 / mo. \$1,032.00 / yr
AT&T 5 MBPS	\$60.00 / mo. \$720.00 / yr
AT&T 50MBPS	\$105.00 / mo. \$1,260.00 / yr
TOTAL ESTIMATED OPERATIONAL COSTS	\$126.67 per month
	\$1,520.00*

****Does not include taxes*****\$126.67 per month is \$1.17 per household per month**

DEFIANT LIGHT FIXTURE WITH 270° LIGHTING

\$109.00 Each before discount & taxes

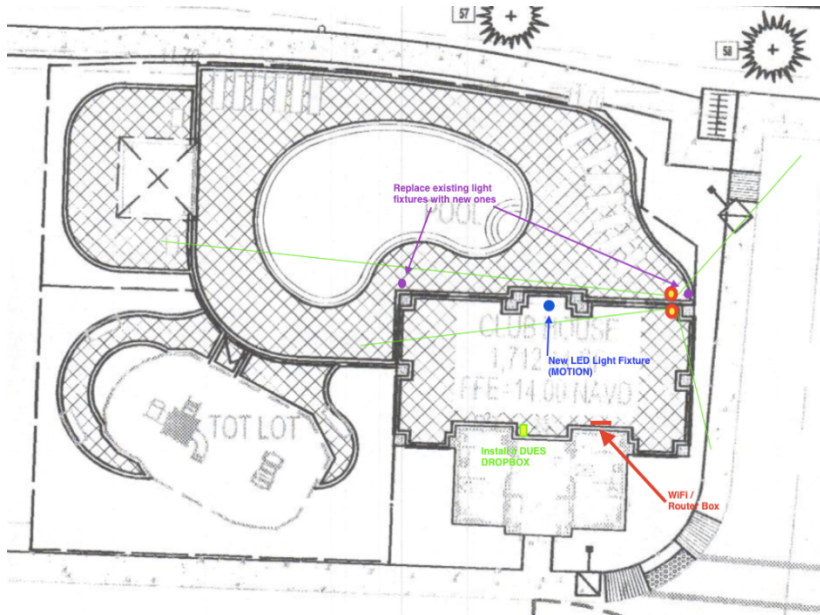


NEST CAMERAS (x2) WITH INFRARED

\$298.00 for 2 before taxes



LAYOUT OF LIGHTS & CAMERAS



THREE (3) NEW EXIT SIGNS WITH EMERGENCY LIGHTS

\$48.87 Each before discount & taxes



MADISON PLACE OF POMPANO BEACH HOMEOWNERS' ASSOCIATION, INC.

Pool Camera & Lighting Project // Analysis // 15 August 2019

[>>> SEE LAST PAGE FOR LAYOUT & SAMPLES <<<](#)

Capital Cost(s)

Electrician, permit and install of electrical boxes, light fixtures, etc.	TBD
Cost of two Arlo Ultra 3 Camera Kit, inc	\$759.00
MicroSD 256gb card for 45+ Days 4k local storage	\$45.00
Cost of AT&T WiFi Install	\$99.00
Cost of Box for Router	\$200.00
Electrical Permit from City of Pompano Beach, Florida (<i>estimated</i>)	\$300.00
Three (3) New Exit Signs with Emergency Lights	\$146.61

TOTAL CAPITAL COSTS **\$1,549* + new electric**

**Does not include taxes*

Operational Costs (per year)

Florida Power & Light (Electricity) Less than \$100.00

WiFi Costs

COMCAST 75MBPS	\$117.00 / mo. \$1,404.00 / yr
COMCAST 25MBPS	\$86.00 / mo. \$1,032.00 / yr
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AT&T 25 MBPS	\$60.00 / mo. \$720.00
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AT&T 50MBPS	\$105.00 / mo. \$1,260.00 / yr

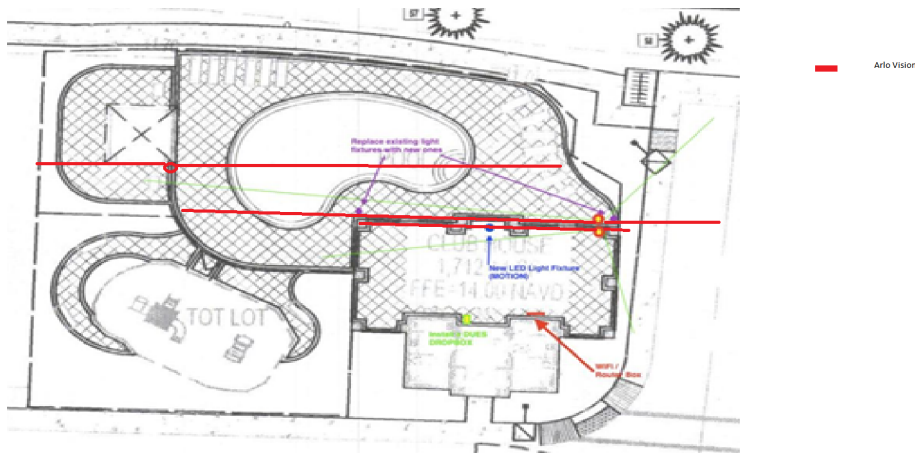
TOTAL ESTIMATED OPERATIONAL COSTS **\$68.33 per month** **\$820.00***

**Does not include taxes*

Arlo Ultra Camera system with built in spotlights, color nightvision and, zigbee and zwave support, inc 256gb local storage 45+ Days of 4k video footage. 30 Day Cloud Subscription included for 1 year



LAYOUT OF LIGHTS & CAMERAS



THREE (3) NEW EXIT SIGNS WITH EMERGENCY LIGHTS

\$48.87 Each before discount & taxes



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Capital Cost(s)

Electrician, permit and install of electrical boxes, light fixtures, etc.	\$1,400.00
Cost of 2 camera Arlo W 1 Smart Security Light	\$699.00
Additional Charger Required	\$50.00
MicroSD 256gb card for 45+ Days 4k local storage	\$45.00
Cost of AT&T WiFi Install	\$99.00
Cost of Box for Router	\$200.00
Electrical Permit from City of Pompano Beach, Florida (<i>estimated</i>)	\$300.00
Three (3) New Exit Signs with Emergency Lights	\$146.61
TOTAL CAPITAL COSTS	\$2,939.61*

**Does not include taxes*

Operational Costs (per year)

Arlo CVR Subscription (\$9.99 per camera)	\$240.00
Florida Power & Light (Electricity)	Less than \$100.00
WiFi Costs	
COMCAST 75MBPS	\$117.00 / mo. \$1,404.00 / yr
COMCAST 25MBPS	\$86.00 / mo. \$1,032.00 / yr
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AT&T 25 MBPS	\$60.00 / mo. \$720.00
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AT&T 50MBPS	\$105.00 / mo. \$1,260.00 / yr
<hr/>	
TOTAL ESTIMATED OPERATIONAL COSTS	\$88.33 per month \$1,060.00*

**Does not include taxes*

Arlo Ultra Camera system with built in spotlights, + 3rd Smart Security Light, color nightvision and, zigbee and zwave support, inc 256gb local storage 45+ Days of 4k video footage. 14 days CVR Included with subscription



LAYOUT OF LIGHTS & CAMERAS



THREE (3) NEW EXIT SIGNS WITH EMERGENCY LIGHTS

\$48.87 Each before discount & taxes



CERTIFICATE OF RESOLUTION OF

THE MADISON PLACE OF POMPANO BEACH HOMEOWNERS' ASSOCIATION, INC.

The undersigned, Erik Shryock (as President), Sierra Gonzalez (as Vice-President), and Jason Dasher (as Secretary) of the MADISON PLACE OF POMPANO BEACH HOMEOWNERS' ASSOCIATION, INC., a Florida Not-for-Profit Corporation, duly organized under the laws of the State of Florida (hereinafter, the "Corporation"), hereby certify that the following resolution was duly adopted by the Board of Directors for the Corporation and that such resolution has not been modified or rescinded as of the date hereof:

RESOLVED, that Matt Jelinek of Metropolitan Property Group Florida, LLC, an employee of the Corporation, is hereby empowered, authorized and directed for, and on behalf of, the Corporation to exercise, undertake and perform the following specific item(s):

- 1) Execute any Permit Applications required by the City of Pompano Beach, Florida; and
- 2) Execute any Agreement(s) with AT&T subject to the terms of the Motion and information provided herein; and/or
- 3) Execute any Notice of Commencement (if applicable) as may be required by the City of Pompano Beach, Florida.

RESOLVED, that this Certificate may be executed in counterparts and by facsimile or electronic signatures or via digital electronic signatures, each of which shall be deemed an original and all of which together shall constitute one Certificate.

IN WITNESS WHEREOF, the undersigned has executed this Certificate as of this _____ day of AUGUST, 2019 in the COUNTY OF BROWARD, State of Florida:

FOR THE MADISON PLACE OF POMPANO BEACH HOMEOWNERS' ASSOCIATION, INC. BOARD OF DIRECTORS:

Executed with an original signature in-person _____

Erik Shryock as President

Executed with an original signature in-person _____

Sierra Gonzalez as Vice-President

Executed with an original signature in-person _____

Jason Dasher as Secretary



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2020 Special Assessment Meeting Information, Timelines and Requirements

The Special Assessment (“SPA”) Bid Plans will be coming back soon from the architect. The information contained herein pertains to the requirements of the Association’s Documents to levy a SPA and an *estimated* timeline thereof.

Levying a Special Assessment – DOCUMENTS REQUIREMENTS

- Although *not* required, Management recommends a presentation and listening session with Members that should be announced not more than five (5) calendar days before a SPA Vote; and
- 15 Days before the SPA Meeting and Vote, a written notice must be served to all Members. We recommend posting to doors.
- At the Meeting, there **must** be present 33 attendees, proxies or a combination thereof.
 - The required minimum “Yea” Votes is 17.
 - If there are not 33 attendees, proxies or combination thereof, another meeting must be called and properly noticed in writing 15-days in-advance to be held not more than sixty (60) days after the initial meeting.
 - **At a 2nd Meeting** the quorum changes to 50% of the attendees, proxies or total of both. *(If, for example, a total of 24 Members and proxies are presented, the quorum is now 12 Members, Proxies or a combination thereof.)*
 - Passage of the Special Assessment is then a simple majority of the votes (7 Members or Proxy-Holders if using the example above)

Estimated Timeline

Estimated Date	Event
15 – 28 SEP 2019	Architect provides Bid Plans for the SPA
28 SEP – 18 OCT 2019	Management obtains three (3) bids for the SPA
WED 23 OCT 2019 7:00 p.m.	Presentation & Listening Session at Pool Pavilion
THU 24 OCT 2019	Notice posted to all doors @ Association
THU 07 NOV 2019 7:00 p.m.	Special Assessment Vote
FRI 08 NOV 2019	*Notice posted to all doors @ Association
MON 25 NOV 2019	*2 ND Special Assessment Vote
MON 06 JAN 2020	Work begins Association uses Reserves for work to start.
SAT 01 FEB 2020	First SPA Payment Due
SUN 01 MAR 2020	Second SPA Payment Due
WED 01 APR 2020	Third SPA Payment Due
FRI 01 MAY 2020	Fourth SPA Payment Due

**Only applies if required*



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REQUIREMENTS OF THE DOCUMENTS OF THE ASSOCIATION

(Page 7, ARTICLE VI, Section 4):

"In addition to the annual assessment authorized above, the Association may levy in any assessment year, a special assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the Common Area including the necessary fixtures and personal property related thereto, PROVIDED that any such assessments shall have the assent of a majority of the votes of each class of Members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all Members not less than 15 days nor more than 60 days in advance of the meeting setting forth the purpose of the meeting."

(Page 7, ARTICLE VI, Section 6):

"Quorum for Any Action Authorized Under Section 4. At each meeting called, as provided in Section 4 hereof, the presence of the meeting of Members or of proxies entitled to cast thirty percent (30%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirements set forth in Section 4 and the required quorum at any such subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting."

EXAMPLE:

Meeting #01:

- Notice 15 calendar days before vote.
• Requires 33 Members, Proxies or a combination thereof to attend.
• Only 30 Members and Proxies are presented. This is not a sufficient quorum, so a second meeting must be called.

Meeting #02:

- Notice 15 calendar days before vote.
• Requires 15 Members (50% of those Members, Proxies present at Meeting #01) to attend.
• A simple majority vote (8 "Yea" Votes) will pass the Special Assessment.



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