

THE MADISON PLACE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MINUTES
October 12, 2022

- I. The October 12, 2022 meeting of the Madison Place Condominium Association Board of Directors was called to order at 6:00 pm by Board President, Linda Luca, via Zoom due to Covid restrictions

Board members present: Linda Luca, Sharon Burns, Heather Garnick
Board member absent: Judy Tindall, Sue Mueller

Also present: Melissa Errickson – Pin Oak Community Management

Attendance list attached: See Attached List

II. General Business

- a. **Approve Previous Month's Meeting** – Heather motioned to approve the minutes of the May 11, 2022 Board Meeting, Linda 2nd all in favor
- b. **Financial-** Bills to be Paid –Due to Covid Restrictions Bills have been paid electronically and a Check Register of all checks written for the past 90 days was presented to the board for review.
- c. **2022 Project Updates** –
- i. Concrete Block Repairs – Concrete areas that have caused concern over trip hazards were identified and repaired. Melissa will inspect again after the winter to identify any more that have been damaged from ice melt treatments and get a price for them to be repaired in the spring.
 - ii. Road Repair, Seal Coating, & Line Striping – The line striping, numbering & seal coating was completed. The project was very stressful on the residents, board and management due to the issues with the contractor placing incorrect numbers in spots. All have been corrected to management's knowledge.
- d. **Community Yard Sale** – The community wide yard sale is scheduled for October 22nd from 8-12. Signs will go out and notices will go up the week prior along with an area in the big overflow lot being blocked off for residents who paid for a vending spot.
- e. **2023 Projects** – Melissa stated she will begin budget prepping for the Board and questioned if there were any projects the Board would like to see completed in 2023. They would like to focus on the building signage for the upcoming year to be redone for safety reasons. Melissa will investigate rough pricing for the next meeting.

III. Open Forum –

- a. Resident 3606 Saxony – brought up the possibility of a fence to be installed along Larchmont Blvd to prevent people from walking their dogs and or trespassing on the Madison Property. Melissa will attempt to get a price for the project by the next meeting to see if it is something that is possible financially for the community. She also brought up concerns regarding Comcast cable boxes being open and broken.
- b. Resident 1005 & 1507 Saxony – brought up concerns of violations throughout the community and the process that is done to have them corrected.

Being no other business, the open portion of the meeting was adjourned at 6:57 pm.