

MADISON LAKES BOARD OF DIRECTORS NEWSLETTER

NOVEMBER 2011

The following summarizes the November 15, 2011 Board Meeting held at the Hagen Ranch Road Library and discusses matters of importance to homeowners.

Kenneth Reisman called the meeting to order, Elaine Levrant presented the Treasurer's Report for the months of June, July, August and September 2011 and Judy Taliento read the ACC recommendation.

The Board unanimously approved the following:

- **2012 Proposed Budget** - Effective January 1 maintenance fees will increase to \$595.00 each quarter. First quarter statements will be mailed to homeowners in mid-December.

The Board ratified the following e-mail votes:

- **Derek Sykes Pressure Cleaning** to power wash all common area sidewalks, pool area and entrance signage.
Derek Sykes will be on property **November 28** and is available to power wash homeowners' driveways, exterior homes and/or landscape borders. All are payable at time of service. If you would like to arrange for power washing, contact Derek @ 561-357-1200.
- **Holiday Lighting Design** to Install seasonal lights at entrance
- **East Coast Mulch** to supply and install mulch at entrance, pool area, cul-de-sacs, outside perimeter hedge, misc. tree rings and common area beds.
- **Access Masters** to install connection so that key fob system can be accessed remotely
- **Access Masters** proposal to install Bosch Close Range Camera at resident entrance
- Contract with **Hanson Brothers** to trim trees for 2012 and 2013
- Cancel contract with **Palm Beach Aquatics**, effective October 30, 2011
- Contract with **Lake & Wetland Management, Inc.** for 2012 lake maintenance
- Contract with **Apex Pest Control** (formerly Preferred Pest Control) for 6 pest control treatments and 3 lawn control treatments in 2012
- **Stout & Sons Landscaping** to replant common area on corner of Fillmore

Garage Sale - The community garage sale again was a huge success. Thanks to Lisa Pastor and Judy Taliento for their efforts on behalf of the community.

Clickers are necessary for homeowners to use our gate system. Please be sure to notify Banyan Property Management if your phone number has changed (land line or mobile), so that the call box can be properly programmed for your guests' use. Remind guests that they are to use the **Visitor Lane and must call from the call box for admittance into the community**. Additional clickers may be purchased through Banyan Property Management.

Fourth Quarter Maintenance Fees were due October 1. If payment was not received by the 15th of the month, a \$25.00 late fee was charged to your account.

HOMEOWNERS WHO ARE DELINQUENT in paying their maintenance 75 days into a quarter will be responsible for the following charges:

\$100.00 administrative fee charged by Banyan to forward the account to the Attorney for collection.

.....OVER.....

\$150.00 attorney fee for "Demand For Payment" letter
Assessments, interest and late charges.

Newsletters: In the future, the Madison Lakes Newsletters will be available to homeowners on the Banyan Property Management website: **BanyanProperty.com**. Click on Community Associations, scroll down to Madison Lakes and click Newsletter. If you would like to request a paper copy contact Phil Dominick at phil.dominick@banyanproperty.com or at (561) 649-8585 ext 319

Lawn/Irrigation Service: If you experience a problem(s) or have a concern regarding lawn or irrigation service contact Phil Dominick at Phil.Dominick@Banyanproperty.com or 561-649-8585 and send a copy to Todd Reich at Cutter's Edge, ceoperations@bellsouth.net.

Comcast Service Update:

- Access to Docsis 3.0 with internet speeds up to 105 Mbps is available now. Call Comcast if you want access to these faster speeds.
- In January 2012 it is anticipated that over 100 HD Channels, including 6 HBO channels in HD will be available, all at no extra charge
- 3D programming – sometime after January 2012 if you have a 3D television you will have access to 2 3D channels including ESPN3D at no charge.
- If you have Comcast digital voice, it is anticipated that caller ID on your TV will be available by the end of 2011. This will be only on the TVs that have the cable box connected to them. There is no charge for this service.

REMINDERS:

1. Cars parked on grass areas is not permitted
2. Plantings around the mailbox shall be no higher than the mailbox and shall not interfere with the delivery of mail.
3. Garbage containers and recycle bins are to be in an area out-of-view from the street and adjacent lots. Driveways and mailboxes are to be kept clean and flower beds maintained in an aesthetically pleasing manner
4. **Architectural change forms** are to be submitted to Phil Dominick at Banyan Property Management, 2328 S. Congress Avenue, Suite 1-C, West Palm Beach, FL 33406 or Phil.Dominick@Banyanproperty.com. If you have any questions, contact Judy Taliento, 10864 Madison or 742-5960.
5. **All fecal matter deposited on the Property shall be immediately picked up by owner, or pet walker, plastic-bagged and properly disposed of.**

As always, we ask that all homeowners and their guests respect our speed limit, **20 miles per hour**, throughout the community.

Next Board Meeting is 6:00 P.M. followed by the Homeowners' Association Annual/Election Meeting, February 21, 2012, 6:30 p.m. (registration begins at 6:00 p.m.). Location to be announced.

The Board thanks the homeowners for their continuing cooperation and support and wishes everyone a "Happy Thanksgiving"

Elaine Levrant, Ken Reisman and Judy Taliento