

Deerwood Place Master Association, Inc.
c/o Madison Property Management Solutions, Inc.
7643 Gate Parkway, Ste. 104 PMB 188
Jacksonville, FL 32256
Phone: (904) 641-1858 / Fax: (904) 641-1171

Board of Directors Meeting Minutes:
February 25, 2014

Meeting was called to order at 7:06 by Sally Feidman.

Quorum was established with Alan Downie, Sally Feidman, Jim Gensch, Jim McMurry, Stanton Cadow. Ed Boatright and Tony Esposito were absent.

Also present were Kim Balaskiewicz and Cassandra Bryan from Madison Property Management Solutions. Mark Daniels, maintenance supervisor was also present.

Approval of Minutes:

- The minutes from the January 28, 2014 Board Meeting were presented for approval.

Stanton Cadow moved to make a couple of minor changes and approve with the changes. Jim Gensch seconded. The motion passed.

Review Projects:

- Mark Daniels was hired as the new Maintenance Supervisor. Madison is in search of a full time Maintenance Technician for Deerwood Place.

Old Business:

- The Fire suppression contracts were going to the individual building Boards for approval. Building 100 and building 500 have agreed to go with Cintas for their Fire Suppression Contract.
- Mediation with Beazer over completed warranty repairs will occur soon. Painting of the buildings needs to be put on hold until these discussions are resolved.

New Business:

- The new maintenance supervisor needs some form of communication for emails, and to print postings.
- To better equip Mark, the suggestion was made to get an I Pad Mini. This way he can carry it with him to make notes, take pictures and read emails.

Stanton Cadow moved that Madison gets 3 bids for an I Pad Mini where the total cost is not to exceed \$560. Alan Downie seconded. Motion passed unanimously. The bids will be sent for review.

Financial Report:

January 31, 2014 financials were issued in draft form and presented by Kim Balaskiewicz:

- Total Operating cash: \$146,602
- MMK cash: \$140,814
- Net Income: \$4,738

Jim Gensch moved, Alan Downie seconded, to approve the financial report. Motion passed unanimously.

Jim Gensch moved, Alan Downie seconded to adjourn at 7:45. Motion passed unanimously.

CB/kb