

MADISON GREEN MASTER ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES  
July 27, 2017

Officers and Directors present were: Charles Larsen, President; Bernie Holmstock, Vice President; David Schenkelberg, Treasurer; Maxine Yoss, Secretary; Gary Garramone, Director (Arrived 6:40pm); and Michael Axelberd, Director. Kerri Peters, Assistant Property Manager, were in attendance.

Absent: Loriann Perrone, Director

1. **Established a Quorum**
2. **Affirmation of proper notice**: Mr. Larsen stated the meeting was properly noticed and in accordance with the By-Laws and a Quorum was present
3. **Called to Order**: Mr. Larsen, President, called the meeting to order at 6:32 pm.
4. **Pledge of Allegiance**
5. **Approval of Minutes**: Mr. Axelberd made a motion to approve the Minutes of the Board Meeting from June 22, 2017. Motion seconded by Mr. Holmstock and unanimously approved
6. **Treasurers Report**:
  - **June 2017 Financials** – Mr. Schenkelberg reviewed the treasurer’s report for June 2017.
  - **Delinquencies** – Mr. Schenkelberg reported there are 13 homes that are 90 days delinquent. Mr. Schenkelberg made a motion to suspend 13 homes as of August 1<sup>st</sup>, 2017 and if these homes have not paid by the end of August 2017 to send them to the Attorney. Motion seconded by Mr. Garramone and unanimously approved.
  - Mr. Schenkelberg reported that one home which is delinquent has petitioned the court for mediation between the Master Association and the homeowner. Mr. Schenkelberg made a motion to approve the resolution of the Board of Directors which would allow the Treasurer to attend mediation on behalf of the Madison Green Master Association. Motion seconded by Mr. Garramone and unanimously approved.
7. **Property Manager Report**: Mr. Larsen asked if anyone had any questions regarding the Property Manager’s report. He reported the clubhouse has another 4 (four) more leaks which are being addressed by the roofing vendor and also stated the new elliptical machine has been installed.
8. **ARC Report**-Mrs. Peters, Assistant Manager, reported the following are the MGMA ARC activities since the last report given on June 22, 2017. The MGMA ARC Committee meetings were held July 5 and July 18, 2017. A total of 18 ARC’s were reviewed and approved by the Committee: 6 Exterior Paint; 4 Shutters Installations; 1 Gutter Installation; 4 Fences; 1 Screen Enclosure; 1 Awning installation and 1 staining driveway. The MGMA Property Manager has done the final inspections and approved the return of 21 ARC deposits for: 7 Exterior Paint; 5 Fences; 4 Landscaping; 1 Pool &

Fence Installation; 1 Playset Installation; 1 Gutter Installation. No forfeits for the month of July. One pool extension was approved.

9. **Government Liaison Report** - Mr. Hmara, Village Councilman, reported the extension of State Road 7 will commence in the fall.

10. **Committee and Board Liaison Reports (As needed)**

- **Golf Course Liaison Report** - Mr. Larsen reported that the Golf Course has flyer out with some great promotions on events.
- **Lakes Liaison Report:** - Mr. Larsen reported he will defer the lake discussion until Unfinished Business.
- **Landscape Liaison Report** - Mrs. Yoss reported the front island entrance at Crestwood and Okeechobee is a work in progress. The flowers that were dying were removed due to the heat and automobiles fumes. Decorative discs with new flowers have been installed. Mr. Larsen would like to leave it for another month and see how it goes.
- **Activities Liaison Report** - Mr. Holmstock reported the summer movie night has seen an increase of attendance since the purchase of the movie signs. Mr. Holmstock reported he will look at pricing on a larger TV for the great room.

11. **Unfinished Business:**

- **Village Maintenance Assignments & Deeding Village Plots** - Mr. Schenkelberg reported most of the paperwork was sent over to Minto and they have been signed and sent back to the Association. One village still has not signed and the Attorney is corresponding with that Village.
- **Lake 16 & 17 Update** - Mr. Larsen reported Lake 16 & 17 were tested. The tests came back showing high levels of plankton algae and the vendor is treating this lake. Mr. Larsen also reported that himself, the Property Manager and the vendor inspected the lakes this month and there are also a few other lakes that will need to be treated.

12. **New Business:**

- **Crestwood Landscaping on Medians** – Mr. Larsen asked the Board if they would like to redo the landscaping on the Crestwood medians and if so would they be in favor of hiring a landscape designer. The Board was in favor of this and the Property Manager will start to get some cost estimates.
- **Remodeling the Clubhouse** – Mr. Larsen asked the Board if they are interested in getting costs estimates for remodeling the clubhouse. The Board was in favor of getting estimates.
- **Storage Building at Clubhouse** – Mr. Larsen reported that a storage building for the Clubhouse has been talked about for some time and that some money has already been assigned to this project from last year. Mr. Larsen asked the Board is this something they wish to move forward on? The Board was in favor of getting some renderings and costs.
- **Indian Trails Improvement District** - Mr. Larsen reported that himself, Mr. Steve Feiertag and Mr. Jeff Hmara recently attended a Indian Trails Improvement District meeting.
- **Main Pool Heaters and Chillers** – Mr. Larsen reported that only 2 of the 3 chillers for the main pool are currently working and the Property Manager getting more proposals.

- **Budget Dates** – The Board reviewed the proposed budget dates. There will be budget workshops on October 11<sup>th</sup> at 6pm, October 16<sup>th</sup> at 6pm and if needed October 24<sup>th</sup> at 6pm. The Annual Budget Meeting will be held on November 16<sup>th</sup> at 6:30pm. These will be posted on the website.

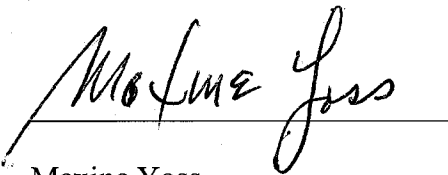
**13. Open Forum:**

Mr. Grant Johnson, a resident of The Estates discussed with the Board about installing a ADA compliant chair lift for the main pool. The board agreed to look into this matter.

**14. Adjournment:**

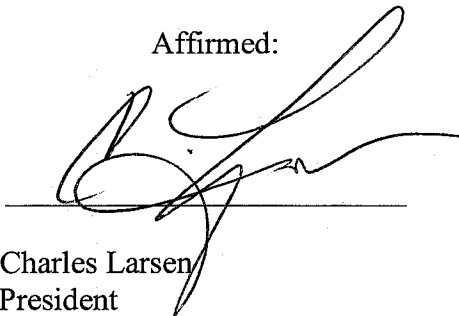
Mr. Schenkelberg made a motion to adjourn the meeting at 8:36pm. Motion seconded by Mr. Holmstock and unanimously approved.

Recorded By:



Maxine Yoss  
Secretary

Affirmed:



Charles Larsen  
President