

MADISON GREEN MASTER ASSOCIATION

Board Meeting

January 24, 2018 at 6:30pm
Madison Green Clubhouse

Officers and Directors

Charlie Larsen, President
Bernie Holmstock, Vice President
David Schenkelberg, Treasurer
Maxine Yoss, Secretary-Absent
Gary Garramone, Director
Michael Axelberd, Director- Absent
Loriann Perrone, Director- Absent

Management

Lynn Linfante, Property Manager
Kerri Peters, Asst. Property Manager

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. Holmstock made a motion to approve the minutes of the meeting from December 28, 2017. Motion seconded by Mr. Schenkelberg and unanimously approved.
6. **Treasurers Report:**
 - **December 2017 Financials** – Mr. Schenkelberg reviewed the Treasurer’s Report for the month of December. Mr. Schenkelberg also reported that the liquidity will change in 2018 due to the inclusion of Comcast.
 - **Delinquencies** – Mr. Schenkelberg reported that there is nothing to report this month. Small balance letters will be sent out some time June to the homeowner that have balances.
7. **Property Manager Report:** Mrs. Linfante reported the Landscapers are on property doing the annual palm trimming. She also reported that the monuments roofs and pavilions are in the process of getting pressure cleaned. Mr. Schenkelberg asked the Property Manager to call the Village of Royal Beach about the pot holes on Crestwood Blvd.
8. **ARC Report-**Mrs. Peters reported the following are the MGMA ARC activities since the last report given on December 28, 2017. The MGMA ARC Committee meeting was held on January 9, 2018. A total of 4 ARC’s were reviewed and approved by the committee. The MGMA Property Manager has done the final inspections and approved the return of 8ARC deposits. There were six forfeits for the month of December. Mrs. Peters gave an update to the Board about a homeowner that wanted to install impact windows that was discussed at the previous meeting. The Village of Royal Palm Beach does not require that windows slide left to right.
9. **Government Liaison Report** – No report.

10. Committee and Board Liaison Reports

- **Golf Course Liaison Report** - Mr. Garramone reported the Madison Green Golf Club will be hosting some type of event for Super Bowl but did not yet have all the details.
- **Lakes Liaison Report:** - Mr. Larsen reported Lake 18 in front of the golf club is doing better than it was a few weeks ago.
- **Landscape Liaison Report (Seasonal)** - None.
- **Activities Liaison Report** - Mr. Holmstock reported the next event at Madison Green will be Easter which will be held on March 25th. The Association will have the Easter Bunny on site.

11. Maintenance Building at Clubhouse – Mrs. Linfante reported that we have received the preliminary drawings for the proposed maintenance building. Gary Busch the architect, made a few recommendations to the Board. Mr. Holmstock made a motion to approve an additional spigot on the opposite wall to the slop sink, add an exhaust fan, raise the height of the ceiling from 8ft to 10ft and add two feet to the depth of the building. A discussion ensued. Mr. Garramone asked the Manager to check with the Republic Waste Services regarding moving the dumpster in and out of the proposed enclosed area. Mr. Garramone seconded the motion and unanimously approved.

12. New Business

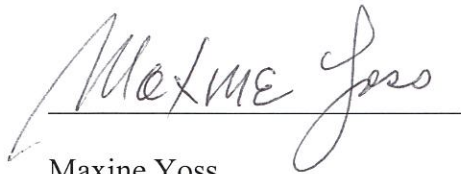
1. **ARC Appointment-** Mr. Larsen reported two alternates on the committee can no longer attend meetings therefore these members need to be replaced. Mr. Holmstock made a motion to approve removing the two alternates and adding Mr. Paul Read to the ARC Committee and making Mrs. Kathi Guerzon who is an existing member an alternate for the Committee. Motion seconded by Mr. Garramone and unanimously approved.
2. **Clubhouse Hours for 2018-2019** – Mr. Larsen reviewed the Clubhouse Holiday hours with the Board. Mr. Schenkelberg made a motion to affirm the Clubhouse hours for 2018-2019. Motion seconded by Mr. Holmstock and unanimously approved. These hours will be posted on the website.
3. **Office Computers** – Mrs. Peters reported two of the computers in the Clubhouse office need to be updated. A proposal was received directly from Dell and another proposal was received from our IT vendor. Mr. Larsen made a motion to approve the proposal from Top Hill Networks in an amount not to exceed \$2,500.00. Motion seconded by Mr. Holmstock. The Board has asked management to double check on the hard drive storage is that big enough, if not they are to purchase an external hard drive. Motion unanimously approved.

13. Open Forum

14. Adjournment:

Mr. Larsen made a motion to adjourn the meeting at 7:32 pm. Motion seconded by Mr. Holmstock and unanimously approved.

Recorded By:

A handwritten signature in blue ink that reads "Maxine Yoss". The signature is written in a cursive style and is positioned above a horizontal line.

Maxine Yoss
Secretary

Affirmed:

A handwritten signature in blue ink that reads "Charles Larsen". The signature is written in a cursive style and is positioned above a horizontal line.

Charles Larsen
President