

MADISON GREEN MASTER ASSOCIATION

Board Meeting

December 28, 2017 at 6:30pm
Madison Green Clubhouse

Officers and Directors

Charlie Larsen, President
Bernie Holmstock, Vice President
David Schenkelberg, Treasurer
Maxine Yoss, Secretary
Gary Garramone, Director
Michael Axelberd, Director
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 Annual Budget Meeting Minutes from November 16, 2017. Motion seconded by Mr. Axelberd and unanimously approved. Mr. Holmstock made a motion to approve the Board Meeting Minutes from November 16, 2017. Motion seconded by Mr. Axelberd and unanimously approved. Mr. Holmstock made a motion to approve the Organizational Meeting Minutes from December 11, 2017. Motion seconded by Mr. Axelberd and unanimously approved.
6. **Treasurers Report:**
 - **November 2017 Financials** – Mr. Schenkelberg reviewed the Treasurer’s Report for the month of November.
 - **Delinquencies** – Mr. Schenkelberg reported that there are 2 units that are 90 days delinquent that need to be suspended. Mr. Schenkelberg made a motion to suspend the 2 units. Motion seconded by Mr. Holmstock and unanimously approved.
7. **Property Manager Report:** Mr. Larsen reported that some seasonal flowers that were planted at Pine Road were stolen and the association did replace them. A tow truck also ran over the island last week and did some damage. Management contacted the towing company and the association did receive a reimbursement check for the damages.
8. **ARC Report-**Mrs. Peters, Assistant Manager, reported the following are the MGMA ARC activities since the last report given on November 16, 2017. The MGMA ARC Committee meetings were held on November 21, December 5 and December, 19, 2017. A total of 21 ARC’s were reviewed and approved by the committee. The MGMA Property Manager has done the final inspections and approved the return of 4 ARC deposits. There were two forfeits for the month of December. Mrs. Peters reported that a homeowner has inquired about installing new hurricane rated windows that open from

left to right not the traditional of up and down and is looking for approval from the Master Association. The Association is waiting to see if this is a coded requirement from the Village of Royal Palm Beach. Mr. Holmstock made a motion to approve the installation of the windows that will open from side to side if this is a requirement from the Village of Royal Palm Beach. Motion seconded by Mr. Schenkelberg. For the motion: Mr. Larsen, Mr. Holmstock, Ms. Yoss, Mr. Schenkelberg and Mr. Axelberd. Mr. Garramone abstained from the motion. Motion carried.

9. **Government Liaison Report** – Mr. Hmara reported that the Village is looking at ways to improve the traffic concerns with all the new building going on out west. He also reported that 2 site plans have been approved for assisted living facilities in the area.

10. **Committee and Board Liaison Reports**

- **Golf Course Liaison Report** - Mr. Larsen reported the Madison Green Golf Club has cancelled the New Year Event. The Club did not get enough people to sign up. A private party has rented the facilities for New Year's Eve.
- **Lakes Liaison Report:** - None
- **Landscape Liaison Report** - Ms. Yoss reported the seasonal flowers that were planted throughout the community are blooming nicely.
- **Activities Liaison Report** - Mr. Holmstock reported Santa came to the Madison Green Clubhouse by fire truck on December 16th at 2pm and the event was well attended.

11. **Storage Building at Clubhouse** – Mrs. Linfante reported we now have three proposals for the architectural drawings & site plans for the proposed storage building. Mr. Holmstock made a motion to approve the proposal from Michael Schmidt, AIA, NC for architectural drawings & Site plans not to exceed \$3,500. A discussion ensued. For the motion: Mr. Larsen, Mr. Holmstock, Ms. Yoss, Mr. Garramone and Mr. Axelberd. Mr. Schenkelberg abstained from the motion. Motion carried.

12. **New Business**

- **Re-Affirmation of Committee Appointments and Ad-Hoc Committee-** Mr. Larsen asked the Board members to volunteer for a committee for 2018. Ms. Yoss will be the liaison for landscape-seasonal flowers, Mr. Holmstock will be the liaison for Activities, Mr. Axelberd will be the liaison for Landscape-Grounds, Mr. Garramone will be the liaison for Golf, Mr. Larsen will be the liaison for Lakes and Mr. Schenkelberg will remain as the liaison for the attorney and collections.
- **Signatories on MGMA Accounts-** Mr. Schenkelberg reported that the signatories will remain the same as the previous year. There is no change in the Board positions. Mr. Schenkelberg made a motion to affirm the signatories on the MGMA accounts for 2018 which are; Mr. Holmstock, Ms. Yoss and Mr. Schenkelberg. Motion seconded by Mr. Axelberd and unanimously approved.
- **Setting of 2018 Board Meeting Calendar-** the Board reviewed the 2018 Board Meeting dates. Meetings will be changing to the 4th Wednesday of the month.
- **Code of Ethics** - Mr. Larsen reported that the Board Code of Ethics has been passed out to the Board members. These were signed by the Board members present and handed into the manager.
- **Palm Tree Trimming** – Mr. Larsen reported the office has received three proposals for the 2018 palm trimming. He also stated the Washingtonians need

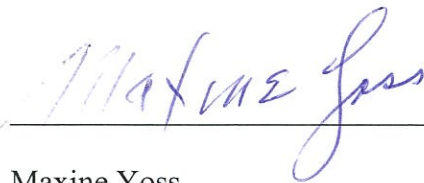
to be trimmed twice a year due to the debris, staining the pool surface from the berries. Mr. Schenkelberg made a motion to approve the proposal from Mainguy for the 2018 palm trimming not to exceed \$20,500 which will also include trimming and shaving the boots off the Washingtonians by the pool deck. Motion seconded by Mr. Holmstock and unanimously approved.

13. Open Forum

14. Adjournment:

Mr. Schenkelberg made a motion to adjourn the meeting at 8:30 pm. Motion seconded by Mr. Holmstock and unanimously approved.

Recorded By:



Maxine Yoss
Secretary

Affirmed:



Charles Larsen
President