

MADISON GREEN MASTER ASSOCIATION

Board Meeting

March 28, 2018 at 6:30pm
Madison Green Clubhouse

Officers and Directors

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

Management

Kerri Peters, Asst. Property Manager

1. **Established a Quorum**
2. **Affirmation of Proper Notice:** Mr. Holmstock stated the meeting was properly noticed and in accordance with the By-Laws and a quorum was present
3. **Called to Order:** Mr. Holmstock, Vice President, called the meeting to order at 6:32 pm.
4. **Pledge of Allegiance.**
5. **Approval of Minutes:** Mr. Schenkelberg made a motion to approve the amended minutes of the Board Meeting from February 28, 2018. Motion seconded by Mr. Axelberd and unanimously approved.
6. **Treasurers Report:**
 - **February 2018 Financials** – Mr. Schenkelberg reviewed the Treasurer’s Report for the month of February.
 - **Delinquencies** – Mr. Schenkelberg reported twelve units were suspended and three units were sent for collections.
7. **Property Manager Report-**Mr. Holmstock reported that the former property manager, Lynn Linfante was no longer at Madison Green and the Board was searching for her replacement. Mrs. Peters, Assistant Property Manager reported the 8 street lights that were not working on Crestwood Blvd. have now been repaired by FPL.
8. **ARC Report-**Mrs. Peters reported the following are the MGMA ARC activities since the last report given on February 28, 2018. The MGMA ARC Committee meetings were held on March 6 and March 20, 2018. A total of 15 ARC’s were reviewed and approved by the committee. A total of 13 ARC final inspections were done and approved. There were five forfeits for the month of January.
9. **Government Liaison Report** – No report.
10. **Committee and Board Liaison Reports**
 - **Golf Course Liaison Report** - Mr. Garramone reported the Madison Green Golf Club has done some minor renovations.
 - **Lakes Liaison Report:** - Mr. Holmstock reported Mr. Larsen was absent and no report will be given this month.
 - **Landscape Liaison Report (Seasonal)** – Mrs. Yoss reported that some changes have been made to the front entrance monuments with regards to landscaping.
 - **Landscape Liaison Report(Grounds)-** Mr. Axelberd reported the committee, has been working on ideas for upgrading the landscaping at the north end of

Crestwood Blvd coming into Madison Green. Mr. Axelberd also thanked Mrs. Diasio, who is on the committee for all her time and effort she put into the landscaping at Madison Green. The committee would also like to see a small monument coming into the community from the north end.

11. Activities Liaison Report - Mr. Holmstock reported the next event at Madison Green will be Easter Egg Hunt which will held on March 31st.

12. Old Business

- **New Maintenance Building-** Mrs. Peters reported that she will follow up with the Architect next week for an update.
- **Newsletter Agreement-** Mr. Schenkelberg reported he has reached out to the attorney to draft an agreement between the Publisher and the Association for the delivery of the MGMA newsletter.

13. New Business

- **Fish for Lakes-** Mrs. Peters reported that carp for the lakes might be needed and will get more information for the next Board Meeting.
- **ARC Request for Changes-** Mrs. Ross chairman of the ARC Committee received some requests for new paint colors, stonework on the front of the homes and some changes to the fence installations. Mr. Schenkelberg made a motion not to introduce a new color for exterior paint as it was very similar to one of the current colors. Motion seconded by Mr. Axelberd. For the motion- Mr. Schenkelberg, Mrs. Yoss and Mr. Axelberd. Mr. Holmstock and Mr. Garramone abstained from the vote. Motion passed. The Board will have to review the ARC guidelines and see if they want to make any changes.
- **Fence Request-** Mr. Kuntemeirer of 2725 Misty Oaks Circle asked the Board for permission to allow 2 different fence types to be installed on his property. Mr. Holmstock made a motion to allow Mr. Kuntemeirer to install a different type of fence to butt up to an already installed fence. Motion seconded by Mrs. Yoss and unanimously approved. Another resident expressed concern about not being able to install a fence on fence. The Board will review.

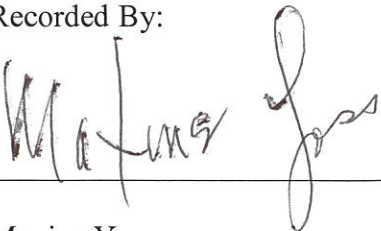
14. Open Forum

- A Resident asked the Board if they would make changes to the current rules for the gym to allow Palm Beach County residents use of the gym as guests of residents. A consensus of the Board was not to make any changes to the current rules.

15. Adjournment

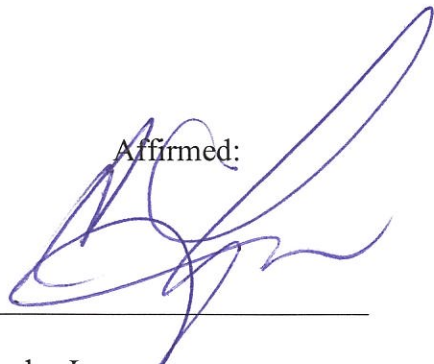
Mr. Holmstock made a motion to adjourn the meeting at 8:40 pm. Motion seconded by Mr. Axelberd and unanimously approved.

Recorded By:



Maxine Yoss
Secretary

Affirmed:



Charles Larsen
President