

# MADISON GREEN MASTER ASSOCIATION

## Board Meeting

July 25, 2018 at 6:30 pm  
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-Absent  
Paul Read, Director

### Management

Kerri Peters, Property Manager  
Pati MacDonald, Assistant 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. Read made a motion to approve the minutes of the Board Meeting from June 27, 2018. Motion seconded by Mr. Schenkelberg and unanimously approved.
6. **Treasurers Report:**
  - **June 2018 Financials** – Mr. Schenkelberg reviewed the Treasurer's Report for the month of June.
7. **Property Manager Report** - The Property Manager, Kerri Peters, reported that the playground has been completed. The Basketball Court on the west side has one of the poles and adjustment arms replacement. The vendor will be back next week to install the other side. Mrs. Peters also reported that she had received a second proposal for the proposed table and umbrellas. Mr. Schenkelberg made a motion to approve the new tables, umbrellas and umbrella bases for the pool deck not exceed \$4,400. Motion seconded by Mr. Holmstock. A discussion ensued. The cost of the tables will come out of the reserves. The motion was unanimously approved.
8. **ARC Report** – The Assistant Property Manager reported the following are the MGMA ARC activities since the last report given on June 27, 2018. The MGMA ARC Committee meetings were held on July 10<sup>th</sup> and July 24<sup>th</sup>, 2018. A total of 23 ARC's were reviewed and approved by the committee. A total of 11 ARC final inspections were done and approved. There were no forfeits for the month of June.
9. **Government Liaison Report** – Mr. Hmara reported the Village or Royal Palm Beach has a preliminary budget for 2019. He also reported that Crestwood Blvd will be resurfaced by the end of the year and two bike lanes will be added. The village of RPB has added a new position (Senior Coordinator) that will be providing more senior events in the Village.

## 10. Committee and Board Liaison Reports

- **Golf Course Liaison Report** -Mr. Garramone reported that the golf course received new golf carts. He also requested that the management office speak to the golf course about having their maintenance staff stay on the path and not drive on our common areas.
- **Lakes Liaison Report:** - Mr. Larsen reported are several lakes have algae and some large amounts of lilies. Management has addressed these concerns with the lake vendor and they are taking care of it.
- **Landscape Liaison Report (Seasonal)** – Mrs. Yoss reported that there are no changes to the current landscape.
- **Landscape Liaison Report (Grounds)** - Tabled
- **Activities Liaison Report** – Mr. Holmstock reported the Annual Pool Party that was held on June 30<sup>th</sup> was a great success. The Board and staff cooked hamburgers and hotdogs by the pool while the DJ played tunes and games with the kids.

## 11. Old Business

- **ARC Committee- Addition of New Member-** Mr. Larsen reported that Mrs. Read who was appointed at the last meeting cannot be on the ARC Committee per our documents. Mr. Holmstock made a motion to rescind the motion appointing Mrs. Read at the last board meeting on June 27<sup>th</sup>, 2018 motion seconded by Mrs. Yoss and unanimously approved. Mr. Holmstock made a motion to appoint Mrs. Cottier and Ms. Levrant as new members of the ARC Committee. Motion seconded by Mrs. Yoss and unanimous approved.
- **New Maintenance Building** - The Property Manager reported that she has received 2 proposals. She will reach out to a 3<sup>rd</sup> one this week. The Board has asked that we start to meet with the 2 vendors that have already submitted proposals.
- **Comcast Update** – Mr. Feirtag reported that we met with Comcast executives and expressed our concerns. The Board and Cable taskforce talked to them about our residents getting what Comcast promised.
- **Maintenance Agreement for A/C** – Mrs. Peters reported at the previous meeting, the Board asked that she get a second proposal from our current vendor to service the 3 air conditioning units in the Clubhouse. Mrs. Yoss made a motion to approve the proposal from Cool Environment to service all 3 units at the clubhouse every quarter in the amount of \$1,070.00. Motion seconded by Mr. Holmstock. A discussion ensued. For the motion; Mr. Larsen, Mr. Holmstock, Mrs. Yoss, Mr. Read. Against the motion: Mr. Schenkelberg and Mr. Garramone. Motion passed.
- **Parties at the Pool** – Mr. Holmstock drafted guidelines for poolside dining and guidelines for enforcing the pool rules. Mr. Holmstock and Mrs. Peters will review the guidelines and give them to Mr. Schenkelberg to send to the Attorney for a final review.
- **Clubhouse Tree Replacement-** Tabled

**12. New Business**

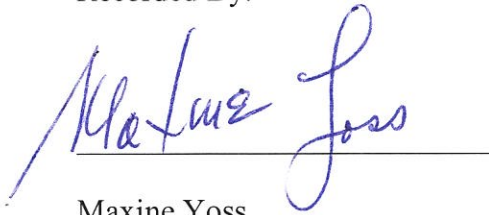
- **Painting of Monuments & Clubhouse**– Mrs. Peters reported that she has received 3 proposals for painting the monuments, pavilions and clubhouse. The Board has requested that the property manager find out what level of paint is being used by all three vendor and report this at the next meeting.

**13. Adjournment**

Mr. Holmstock made a motion to adjourn the meeting at 8:15 pm. Motion seconded by Mr. Read and unanimously approved.

Recorded By:

Affirmed:



Maxine Yoss  
Secretary



Charles Larsen  
President