

MADISON GREEN MASTER ASSOCIATION

Board Meeting

August 22, 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 6:30 pm.
4. **Pledge of Allegiance.**
5. **Approval of Minutes:** Mr. Schenkelberg made a motion to approve the minutes of the Board Meeting from July 25, 2018. Motion seconded by Mr. Holmstock and unanimously approved.
6. **Treasurers Report:**
 - **July 2018 Financials** – Mr. Schenkelberg reviewed the Treasurer’s Report for the month of July.
 - **Delinquencies and Suspension List** – Mr. Schenkelberg reported 11 units are on the list to be suspended. Motion was made by Mr. Schenkelberg to suspend all 11 units. Motion seconded by Mrs. Yoss and unanimously approved.
 - **Budget Meetings and Annual Meeting Dates** - Mr. Schenkelberg stated that Budget Workshops are scheduled for Wednesday, October 10th, Monday, October 15th, and Tuesday, October 23rd (if needed). The proposed 2019 Budget will be voted on at the October 24th Board Meeting. The Budget Meeting for this year will be November 14, 2018.
7. **Property Manager Report** - The Property Manager, Kerri Peters, reported that five new tables, umbrellas and umbrella bases for the eating area around the pool have been ordered and will arrive in a few weeks. She also reported that two new poles and arms for the West courts have been installed and two new backboards for the East court will be installed at the end of the month. Mrs. Peters also stated that the Madison Green Clubhouse is a polling location for the Primary Elections held on Tuesday, August 28th from 7am until 7pm.
8. **ARC Report** – The Assistant Property Manager reported the following are the MGMA ARC activities since the last report given on July 25th, 2018. The MGMA ARC Committee meetings were held on July 10th and 24th, 2018. A total of 10 ARC’s were reviewed and approved by the committee. A total of 10 ARC final inspections were done and approved. There were two forfeits for the month of July.
 - **Fencing Discrepancies** - Ms. MacDonald brought to the Board’s attention that the ARC Committee is asking for clarification with regards to fence issues

pertaining to the Madison Green Master Association ARC Rules and Guidelines. The Board has recommended that a workshop meeting be set up between the ARC Committee and some Board members to review.

9. **Government Liaison Report** – Mr. Hmara spoke about the new Village Royale on Southern Blvd. behind the Lowe’s property that will contain single family homes, townhomes, a proposed Charter School and a retail center that will be mostly service oriented with restaurants and shops. He also mentioned that Tuesday, August 28th, the Primary Elections will be held and encouraged everyone to vote.

10. **Committee and Board Liaison Reports**

- **Golf Course Liaison Report** – Mr. Garramone reported the Golf Course (MarBar) has a light menu with sandwiches, hot dogs, pizza and snacks.
- **Lakes Liaison Report:** - Mr. Larsen reported that the lake vendor continues to treat several lakes for algae and lilies.
- **Landscape Liaison Report (Seasonal)** – Mrs. Yoss reported that this fall, MGMA will inform our landscape vendor what should be planted as opposed to having them make recommendations to the Committee.
- **Landscape Liaison Report (Grounds)** - None
- **Activities Liaison Report** – Mr. Holmstock stated that the next event at Madison Green Clubhouse will be Halloween.

11. **Old Business**

- **New Maintenance Building** - The Property Manager stated that she had spoken to six to eight Contractors over a period of thirty days and only received two proposals. Mr. Larsen and Mrs. Peters met with 1 of the vendors to review the proposal.
- **Comcast Update** - The Property Manager reported that an Agreement is being drafted by Comcast for the Board.
- **Clubhouse Tree Replacement** – Mr. Schenkelberg made a motion to remove the existing tree at the front of the Clubhouse and replace it with a 14 – 16 ft. Jacaranda tree at the rear of the Clubhouse not to exceed \$3000.00. Motion seconded by Mrs. Yoss and unanimously approved.
- **Painting of Monuments and Clubhouse** - Mr. Schenkelberg made a motion to approve RCI to paint the Clubhouse, Monuments and Pavilions in an amount not to exceed \$16,000.00. The consensus of the Board was to repaint with the existing colors. Motion seconded by Mrs. Yoss and unanimously approved. The Board has asked the Property Manager to get the cost differences between the 3 different levels of paint and email to the Board.

12. **New Business**

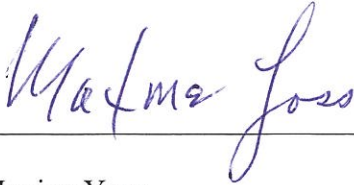
- **Cleaning of Tile in Clubhouse** – Ms. MacDonald reported she received three proposals for the tile cleaning. Mr. Holmstock made a motion to approve Palm Beach Marble and Tile Restoration to clean and reseal the tile in an amount not to exceed \$2, 240.00. Motion seconded by Mrs. Yoss and unanimously approved.
- **Mulch Proposals** – Mrs. Peters reported that due to the large amount of mulch already on the common grounds, mulch was not installed in May of this year. Mr. Holmstock made a motion to approve Advanced Mulch to add mulch to the common areas in early December not to exceed \$12,700.00. Motion seconded by Mr. Schenkelberg and unanimously approved.
- **Ratify Roof Repair**- Mr. Schenkelberg made a motion to ratify the proposal for the roof repair on the clubhouse building in the amount of \$1,850.00. Motion seconded by Mr. Holmstock and unanimously approved.

- **Hearing/Grievance Committee-** Mrs. Peters reported that the Attorney has suggested we created a Hearing/Grievance Committee. Mr. Schenkelberg made a motion to establish a Hearing/Grievance Committee which will consist of three resident members. Motion seconded by Mr. Holmstock and unanimously approved.
- **Reseal Gym Windows-** Ms. MacDonald presented four proposals to the Board to reseal the outside of the gym windows. Mr. Holmstock made a motion to approve Glass Doctor to reseal the outside gym windows in an amount not to exceed \$2,125.00. Motion seconded by Mr. Schenkelberg and unanimously approved.

13. Adjournment

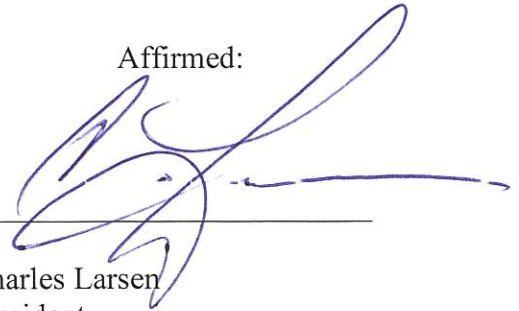
Mr. Read made a motion to adjourn the meeting at 8:18 pm. Motion seconded by Mrs. Yoss and unanimously approved.

Recorded By:



Maxine Yoss
Secretary

Affirmed:



Charles Larsen
President