

# MADISON GREEN MASTER ASSOCIATION

## BOARD OF DIRECTORS BOARD MEETING MINUTES

October 26, 2017 at 6:30pm  
Madison Green Clubhouse

Officers and Directors present were: Charles Larsen, President; Bernie Holmstock, Vice President; David Schenkelberg, Treasurer; Maxine Yoss, Secretary; Garry Garramone, Director and Michael Axelberd, Director. Lynn Linfante, Property Manager and Kerri Peters, Assistant Property Manager were in attendance.

Absent: Lorian Perrone, Director

- **Established a Quorum**
- **Affirmation of proper notice**: Mr. Larsen stated the meeting was properly noticed and in accordance with the By-Laws and a Quorum was present
- **Called to Order**: Mr. Larsen, President, called the meeting to order at 6:32 pm.
- **Pledge of Allegiance**
- **Approval of Minutes**: Mr. Axelberd made a motion to approve the Minutes of the Board Meeting from August 24, 2017. Motion seconded by Mrs. Yoss and unanimously approved
- **Treasurers Report**:
  - **August & September 2017 Financials** – Mr. Schenkelberg reviewed the Treasurer's Report for the months of August & September as there was not a Board Meeting in September.
  - **Delinquencies** – Mr. Schenkelberg did not have anything to report on delinquencies
- **Property Manager Report**: Mr. Larsen asked if anyone had any questions regarding the Property Manager's report. Mrs. Linfante reported the office copy machine had to be replaced. Due to the age of the machine, service and maintenance was no longer available.
- **ARC Report**-Mrs. Peters, Assistant Manager, reported the following are the MGMA ARC activities since the last report given on August 24, 2017. The MGMA ARC Committee meetings were held August 29, September 12, September 26, October 10 and October 24, 2017. A total of 37 ARC's were reviewed and approved by the Committee: 13 Exterior Paint; 1 Shutter Installation; 4 Impact Windows; 11 Landscaping; 1 Fence; 1 Screen Enclosure; 1 Pool Re-plaster, 1 Pool Installation, 1 Paver removal and replacement, 1 Solar Panel installation, 1 Recovering Awning; 1 Front Door Replacement. The MGMA Property Manager has done the final inspections and approved the return of 20 ARC deposits for: 8 Exterior Paint; 1 Fence; 4 Landscaping; 2 Window Installations, 1 Paver; 1 Gutter; 1 Pool and 1 Shutter Installation. There were 5 forfeits for the month of September.

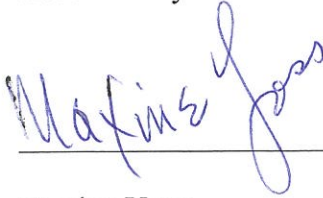
- **Government Liaison Report** - Mr. Hmara, Village Councilman did not attend the meeting. Mr. Larsen reported the Village of Royal Palm Beach has scheduled a meeting regarding the State Road 7/441 extension north of Okeechobee Blvd.
- **Committee and Board Liaison Reports**
  - **Golf Course Liaison Report** - Mr. Larsen reported that the pricing of a round of golf has decreased. The Board discussed the monument at the Clubhouse on the south side not being maintained by the golf course. Management will follow up.
  - **Lakes Liaison Report:** - Mr. Larsen reported the Lake #14 seems to be collecting debris. This has been discussed with the lake vendor and they will be onsite next week.
  - **Landscape Liaison Report** - Mrs. Yoss reported the front island entrance at Crestwood and Okeechobee Blvd is still a work in progress. A taskforce has been put together to include Ms. Yoss, Mr. Axelberd and some members of the community. The taskforce should be able to give the Board some update at the November Board Meeting.
  - **Activities Liaison Report** - Mr. Holmstock reported that the Association held their Annual Halloween Party on October 21<sup>st</sup> for the residents. This event was very well attended and the magician was the highlight of the event.
- **Unfinished Business:**
  - **Renovation Update** – Tabled until 2018.
  - **Storage Building at Clubhouse** – Mrs. Linfante reported that the office has received two proposals and is waiting for one more.
  - **Crestwood Median Update** – Mr. Schenkelberg reported he will reach out to Councilman Jeff Hmara about MGMA maintaining the Crestwood median.
- **New Business:**
  - **2018 Proposed Budget-** Mr. Schenkelberg made a motion to approve the proposed budget mailing. Motion seconded by Mr. Axelberd and unanimously approved.
  - **Leg Press Machine** – Mrs. Linfante reported the leg press machine needs repair. This machine is over 8 years old and due to the age the vendor has stated it is very hard to find parts. Mr. Holmstock made a motion to approve the proposal from Pro Fitness for a new TRUE Fuse XL-300 leg press machine in the amount of \$4,385.58. Motion was seconded by Mrs. Yoss and unanimously approved.
  - **Golf Cart** – Mrs. Linfante reported that she has been contacting vendors about used golf carts and they are very difficult to find due to the high demand. Mr. Schenkelberg made a motion to authorize the purchase of a used Club Car Golf Cart not to exceed \$6, 500.00. Motion seconded by Mr. Holmstock and unanimously approved.
- **Open Forum:**

A resident has asked for the tennis lights to be turned on in the late afternoons when they play. Mr. Schenkelberg made a motion to allow the Tennis Court lights to be turned on one half hour before sunset.

- **Adjournment:**

Mr. Holmstock made a motion to adjourn the meeting at 7:56 pm. Motion seconded by Mrs. Yoss and unanimously approved.

Recorded By:



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Maxine Yoss  
Secretary

Affirmed:



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Charles Larsen  
President