



MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
June 22, 2017

Officers and Directors present were: Charles Larsen, President; Bernie Holmstock, Vice President; David Schenkelberg, Treasurer; Maxine Yoss, Secretary; Gary Garramone, Director (Arrived 6:40pm); Loriann Perrone, Director and Michael Axelberd, Director. Lynn Linfante, Property Manager and Kerri Peters, Assistant Property Manager, were in attendance

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. Axelberd made a motion to approve the Minutes of the Board Meeting from May 25, 2017. Motion seconded by Mrs. Yoss and unanimously approved
6. **Treasurers Report**:
 - **May 2017 Financials** – Mr. Schenkelberg reported that the Association has a negative accounts payable as they have paid ahead for Comcast.
 - **Delinquencies** – Mr. Schenkelberg reported there are quite a few homeowners with small balances outstanding and is going to have the management office send late letters in August. Mr. Schenkelberg also reported that two (2) homes will be sent to foreclosure.
7. **Property Manager Report**: Mr. Larsen asked if anyone had any questions regarding the Property Manager' report. No one responded.
8. **Committee and Board Liaison Reports (As needed)**:
 - **Government Liaison Report** - Mr. Hmara, Village Councilman, reported the VRPB will be putting out a hurricane awareness flyer. They also put out a program guide which is sent out to those residents that sign up for the mailing list. Mr. Hmara also reported that the VRPB is trying to start up a CERT (Community Emergency Response Team) for any disasters and are looking for volunteers. The Senior Advisory Group has met and has made nine (9) recommendations to the village which they are now looking to implement. The Village of Royal Palm Beach will also be getting its first assisted living facility and an Ice Cream Shop has just opened.
 - **ARC Committee Report** - Mrs. Peters, Assistant Manager, reported the following are the MGMA ARC activities since the last report given on May 25, 2017. The MGMA ARC Committee meetings were held June 6 and June 20, 2017. A total of 18 ARC's were reviewed and approved by the Committee: 9 Exterior Paint; 1 Shutters Installation; 1 Gutter Installation; 1 Door Replacement; 3 Landscaping; 1 Pool Installation; 2 Impact Windows Installations. The MGMA Property Manager has done the final inspections and approved the return of 11 ARC deposits for: 4 Exterior Paint; 3 Shutter Installations; 1 Fence Installation; 1

Playset Installation; 1 Pool Installation; Mailboxes and Street Signs in Royal Estates and 1 Gutter Installation. A total of \$200 ARC deposits were forfeited. Two (2) extensions were given for pools.

- **Golf Course Liaison Report** - Mr. Larsen reported that the Golf Course has a new Pro. Mrs. Perrone reported there is an area by the entrance to The Estates that the golf course is not maintaining. The Property Manager will be addressing this concern with the Golf Course Management.
- **Lakes Liaison Report:** - Mr. Larsen reported he will defer the lake discussion until Unfinished Business.
- **Landscape Liaison Report** - Mrs. Yoss reported the Main Guy the Association landscaper, is doing a great job and is pleased how everything looks.
- **Activities Liaison Report** - Mr. Holmstock reported the Annual Pool Party will be on July 8th from 12 noon to 3pm. This has been posted on the website and signs for each village are on order and will be posted shortly. Mr. Holmstock also reported the summer movie night has not been well attended and that purchasing signs for each village may increase attendance. Mr. Schenkelberg made a motion to purchase signs not to exceed \$200 for Movie Night which will be placed at the entrance of each village. Motion seconded by Mr. Holmstock and unanimously approved.

9. Unfinished Business:

- **2016 Audit Update** - Mr. Schenkelberg reported the 2016 Audit has been completed. Mr. Schenkelberg made a motion to approve the 2016 Audit by Hafer Company. Motion seconded by Mr. Holmstock and unanimously approved. This will be placed on the Madison Green website.
- **Village Maintenance Assignments & Deeding Village Plots** - Mr. Schenkelberg reported three (3) of the four (4) Villages have signed the documents. The one village that has not signed is asking for a Quit Claim Deed. There are also two (2) plots on the berm at Ashford that also need to be signed over to Madison Green Master Association.
- **Lake 16 & 17 Update** - Mr. Larsen reported the due to the large amounts of recent rainfall, the water test was postponed. The Board has agreed to move forward and get the water test done for Lakes 16 & 17.
- **Elliptical Machine** – Mrs. Linfante reported that the current elliptical machine is in need of repairs and is rusting. Mrs. Linfante presented a spreadsheet to the Board for the cost of repair and replacement. Mr. Larsen made a motion to have Pro Fitness repair the existing Elliptical machine in the amount of \$1,216.36. Motion seconded by Mr. Axelberd. For the motion: Mr. Garramone. Against the motion; Mr. Larsen, Mr. Holmstock, Mr. Schenkelberg, Mrs. Yoss, Mrs. Perrone and Mr. Axelberd. Motion did not carry 6-1. A discussion ensued. Mr. Holmstock made a motion to purchase a new TRUE Spectrum Elliptical machine in the amount of \$5,163.11 from Pro Fitness. For the motion: Mr. Larsen, Mr. Holmstock, Mrs. Yoss, Mrs. Perrone and Mr. Axelberd. Against the motion: Mr. Schenkelberg and Mr. Garramone. Motion carried 5-2.

10. New Business:

- **Rental of Clubhouse Lanai** – Mr. Holmstock reported that some residents would like to see the rental fee of the clubhouse lanai eliminated but still have a deposit.

A discussion ensued. The Board agreed to keep the \$150.00 fee along with the \$200 deposit.

- **Ratify Clubhouse Roof Repair** – Mr. Schenkelberg made a motion to ratify the proposal from Roofing Systems for the Clubhouse repair of the roof in the amount of \$1,100.00. Motion seconded by Mr. Yoss and unanimously approved.

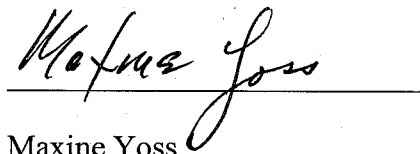
11. Open Forum:

Mrs. Broder, a resident from Oakmont, discussed with the Board the need for the Book Club to be able to have a room for their monthly meetings from 1pm to 3pm. Mr. Holmstock made a motion to allow Book Club to reserve the conference room once a month for six (6) months if the Clubhouse Lanai is reserved. Motion seconded by Mr. Schenkelberg and unanimously approved.

12. Adjournment:

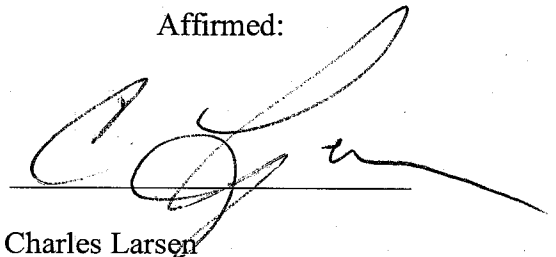
Mr. Holmstock made a motion to adjourn the meeting at 8:19pm. Motion seconded by Mrs. Perrone and unanimously approved.

Recorded By:



Maxine Yoss
Secretary

Affirmed:



Charles Larsen
President