

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
August 24, 2017

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

Absent: Garry Garramone, 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. Holmstock made a motion to approve the Minutes of the Board Meeting from July 27, 2017. Motion seconded by Mr. Axelberd and unanimously approved
- **Treasurers Report**:
 - **July 2017 Financials** – Mr. Schenkelberg reviewed the Treasurer’s Report for July 2017.
 - **Delinquencies** – Mr. Schenkelberg reported that 4 suspended homeowners have not paid and these four will be sent to the Attorney if they have not paid by the end of the month.
- **Property Manager Report**: Mr. Larsen asked if anyone had any questions regarding the Property Manager’s report. Mr. Larsen reported that a meeting was held this past week with Comcast marketing representatives who will be coordinating the Comcast update for the bulk account. Currently fiber is being installed throughout the villages and in the next month or so residents should start to be connected to the new services.
- **ARC Report**-Mrs. Peters, Assistant Manager, reported the following are the MGMA ARC activities since the last report given on July 27, 2017. The MGMA ARC Committee meetings were held August 1 and August 15, 2017. A total of 18 ARC’s were reviewed and approved by the Committee: 6 Exterior Paint; 4 Shutters Installations; 1 Gutter Installation; 3 Landscaping; 1 Fence; 1 Screen Enclosure; 1 Gate Installation and 1 Staining Driveway. The MGMA Property Manager has done the final inspections and approved the return of 12 ARC deposits for: 3 Exterior Paint; 3 Fences; 3 Landscaping; 1 Pool & Fence Installation; 1 Shutter Installation and 1 replace and paint front doors; 1 deposit was refunded as the ARC was withdrawn. There are 3 forfeits for the month of August.
- **Government Liaison Report** - Mr. Hmara, Village Councilman, reported the Village has a budget meeting on September 19th at 7pm. Mr. Hmara also reported the Royal Palm Beach Planning and Zoning Commission has approved an ordinance to amend the village’s landscaping and vegetation management code. This ordinance is designed to

give the Village a much stronger tree preservation code than they currently have and will help preserve and maintain the landscapes throughout the village.

- **Committee and Board Liaison Reports**

- **Golf Course Liaison Report** - Mr. Larsen reported that the restaurant recently had a live band and dinner that was held in their banquet room. This was well attended and management is looking to have more events.
- **Lakes Liaison Report:** - Mr. Larsen reported the lakes seem to be clearing up. Aquatic Systems has been cutting back the invasive plants at the preserves and are treating the lakes.
- **Landscape Liaison Report** - Mrs. Yoss reported the front island entrance at Crestwood and Okeechobee Blvd is still a work in progress. She also stated the Washingtonian Palms at the pool which are getting very large and may need to be removed or trimmed more frequently.
- **Activities Liaison Report** - Mr. Holmstock did not have anything to report this month.

- **Unfinished Business:**

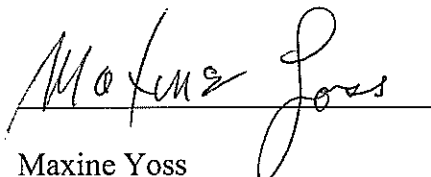
- **Village Maintenance Assignments & Deeding Village Plots** - Mr. Schenkelberg reported all of the deeds have now been signed. There is only one left that has to go to the Attorney.
- **Crestwood Landscaping on Medians** – The Board has requested management find a landscape designer for some ideas and costs and then form a new landscape committee meeting to discuss.
- **Storage Building at Clubhouse** – Mr. Larsen reported a meeting was held with the Chapco Construction and an architectural designer this week. A design and construction proposal was presented in the amount of \$3,500.00. The Board has asked management to go out and get 2 more bids.
- **Main Pool Heaters and Chillers** – Mrs. Linfante presented three proposals to the Board for heaters/chillers to be replacement as the current ones are inefficient and failing. Mr. Holmstock made a motion to approve the proposal from Cool Environment to install 6 Rheem Heaters and 5 Rheem Heaters/Chillers in the amount of \$43,506.20 for the pools and spa. Motion was seconded by Mr. Axelberd. A discussion ensued. For the motion: Mr. Holmstock, Mrs. Yoss and Mr. Axelberd. Against the motion: Mr. Schenkelberg and Mrs. Perrone. Motion carried.

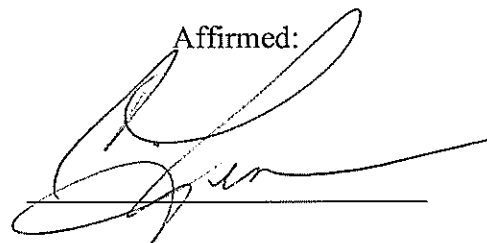
- **New Business:**

- **Board Resolution for Estoppels** – Mrs. Peters reported that new legislation was approved on July 1st, 2017 for Estoppel Certificates. A Board resolution was drafted by the Attorney and presented to the Board. Mr. Larsen made a motion to approve the Board Estoppel Resolution. Motion seconded by Mr. Axelberd and unanimously approved.
- **Holiday Lights**- Mrs. Linfante presented three proposals to the Board for this year's holiday lights which will now include the monument on the canal. Mr. Holmstock made a motion to approve the proposal from Christmas Décor for the holiday lights in the amount of \$4,180.00. Motion seconded by Mrs. Yoss. For the motion: Mrs. Perrone, Mrs. Yoss, Mr. Axelberd and Mr. Holmstock. Mr. Schenkelberg abstained from the vote. Motion carried.

- **New Camera for Parking Lot at Clubhouse** - Mr. Larsen reported that recently there was a car break in at the Clubhouse parking lot during the day. This matter was reported to the police. A new proposal will be obtained to install an additional camera.
- **Ratify Roof Repair Invoices** - Mrs. Linfante reported that more repairs were recently done on the clubhouse roof. Mr. Holmstock made a motion to ratify the invoices for Roofing Systems for the repairs on the clubhouse roof in the amount of \$2,000. Motion seconded by Mr. Schenkelberg and unanimously approved.
- **Vending Machines** – Mr. Larsen asked the Board about having vending machines in the Lanai. This was discussed a few years ago and once again it was not received favorably. The consensus of the board was not to move forward on this matter.
- **Golf Cart** –Mrs. Linfante reported that the golf cart needs to be replaced. The Board has asked that proposals be obtained.
- **Remodeling the Clubhouse** – Mr. Larsen asked the Board if they are interested in getting costs estimates for remodeling the clubhouse. The Board was in favor of getting estimates.
- **COP Program**- Mr. Axelberd reported that he wants to invite Adele with the Palm Beach Sheriff's office to the next board meeting to discuss how the COP program works and the requirements.
- **Open Forum:**
Mrs. Diasio from Royal Estates inquired if the Board was looking into remodeling the Clubhouse. The board informed Mrs. Diasio that currently the management office is collecting information.
- **Adjournment:**
Mr. Schenkelberg made a motion to adjourn the meeting at 8:39pm. Motion seconded by Mrs. Yoss and unanimously approved.

Recorded By:


 Maxine Yoss
 Secretary

Affirmed:

 Charles Larsen
 President