

MADISON GREEN MASTER ASSOCIATION

Board Meeting

February 28, 2018 at 6:30pm
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

Management

Lynn Linfante, Property Manager
Kerri Peters, Asst. Property Manager

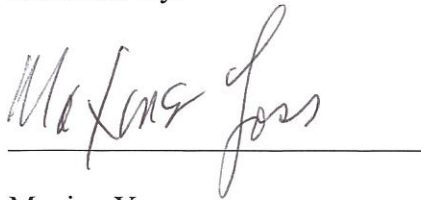
- **Established a Quorum**
- **Affirmation of Proper Notice:** Mr. Larsen stated the meeting was properly noticed and in accordance with the By-Laws and a quorum was present
- **Called to Order:** Mr. Larsen, President, called the meeting to order at 6:32 pm.
- **Pledge of Allegiance.**
- **Approval of Minutes:** Mr. Axelberd made a motion to approve the minutes of the meeting from January 24, 2018. Motion seconded by Mr. Garramone. For the motion; Mr. Larsen, Mrs. Schenkelberg, Mr. Holmstock, Mr. Axelberd and Mr. Garramone. Mrs. Yoss abstained from the vote. Motion passed.
- **Treasurers Report:**
 - **January 2018 Financials** – Mr. Schenkelberg reviewed the Treasurer’s Report for the month of January. Mr. Schenkelberg also reported that the liquidity has now changed in due to the inclusion of Comcast.
 - **Delinquencies** – Mr. Schenkelberg reported that nineteen units are on the list to be suspended. Mr. Schenkelberg made a motion to suspended the nineteen units. Motion seconded by Mrs. Yoss and unanimously approved.
 - **MGMA Titled Unit**-Mr. Schenkelberg reported that the Association has title to a unit in Madison Green. The homeowner is with the attorney and has not been paying per payment plan. Mr. Schenkelberg made motion to move forward and proceed with the eviction process. Motion seconded by Mr. Axelberd. For the motion; Mr. Larsen, Mrs. Schenkelberg, Mr. Holmstock, Mr. Axelberd and Mrs. Yoss. Mr. Garramone abstained from the vote. Motion passed.
- **Property Manager Report**-Mr. Larsen reported that the Property Manager has made several calls to FPL to repair the 8 street lights that are out on Crestwood Blvd. FPL has stated they will get to them as soon as they can.
- **ARC Report**-Mrs. Peters reported the following are the MGMA ARC activities since the last report given on December 28, 2017. The MGMA ARC Committee meeting was held on January 9, 2018. A total of 4 ARC’s were reviewed and approved by the committee. The MGMA Property Manager has done the final inspections and approved the return of 8ARC deposits. There were six forfeits for the month of December

- **Government Liaison Report** – No report.
- **Committee and Board Liaison Reports**
 - **Golf Course Liaison Report** - Mr. Garramone reported the Madison Green Golf Club has been busy this season. He also stated they are doing some renovations in the restaurant area. Mr. Larsen stated Madison Green Golf Course has had some issues recently with trespassers on the course. They are now going to be prosecuting any trespassers. No one is allowed to drive their own golf carts, bicycles or walk their dog on the course as it is privately owned and operated.
 - **Lakes Liaison Report:** - Mr. Larsen reported all the lakes look in great shape.
 - **Landscape Liaison Report (Seasonal)** – Mrs. Yoss reported that the seasonal flowers at the front entrance of Crestwood Blvd are in full bloom.
 - **Landscape Liaison Report(Grounds)**- Mr. Axelberd did not have anything to report. Mrs. Joanne Diaso, a resident has been working on some ideas for the main entrance and the median.
 - **Activities Liaison Report** - Mr. Holmstock reported the next event at Madison Green will be Easter Egg Hunt which will now be held on March 31st. The Association will have the Easter Bunny on site.
- **Old Business**
 - **Playground**-Mr. Larsen reported that the Property Manager has been working on getting proposals for the new playground. Mrs. Linfante received three proposals which were presented to the Board. Mr. Manny Espailat from Florida Playgrounds attended and answered questions from the Board and audience. Mr. Schenkelberg made a motion to approved the proposal from Florida Playgrounds in the amount of \$50,951.96. Motion seconded by Mrs. Yoss and unanimously approved. Mr. Holmstock made a motion to approve the color of the playground to be Forest and the Pour in Place surface will be tan/black. Motion seconded by Mr. Schenkelberg. For the motion; Mr. Larsen, Mr. Holmstock, Mr. Schenkelberg, and Mr. Garramone. Against the motion; Mrs. Yoss and Mr. Axelberd. Motion Carried.
 - **New Maintenance Building**- Mrs. Linfante reported that everything has been sent to the Village of Royal Palm Beach for review and hopes to have an update next week.
 - **Acid Washing the Main Pool**- Mrs. Linfante received three proposals to Acid Wash the Main Pool. Mr. Holmstock made a motion to approve the proposal from Living Water Pool Service to acid wash the main pool in the amount of \$3,500. Motion seconded by Mrs. Yoss. For the motion: Mr. Larsen, Mr. Holmstock, Mr. Axelberd, Mr. Garramone and Mrs. Yoss. Against the motion; Mr. Schenkelberg. Motion carried. Mr. Linfante reported that this is scheduled for early April.
- **New Business**
 - **Lights at Pool** – Mr. Holmstock reported that in the Budget for 2018 there was some money assigned for pool lights. Mr. Holmstock has spoken to many residents and has received approx. 120 signatures that would like to see lights at the pool at night so residents can use the pool after sunset. Mr. Holmstock made a motion to go out and get estimates to install lighting at the pool. Motion seconded by Mr. Schenkelberg. A discussion ensued. For the motion; Mr. Holmstock, Mr.

Schenkelberg and Mr. Garramone. Against the motion; Mr. Axelberd, Mrs. Yoss. Motion carried.

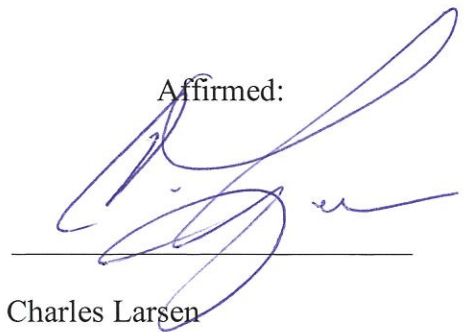
- **Comcast Update**-Mrs. Linfante reported that Comcast sent out the postcard to residents in the middle February so they can get the new services. Comcast has had 8 representatives at the Clubhouse this week for 2 events and many residents have attended to sign up or ask questions about how the services and how this will affect their Comcast bill. They have two more events scheduled for March 1st and 2nd.
- **Contracts**- Mrs. Linfante asked the Board if they want to go out for bid for the upcoming contracts with Lakes, Irrigation and Pool. All three contractors have not increased their prices and have all done extremely good work through the two years.
- **Board Vacancy**- Mr. Larsen reported that there is vacancy on the Board and suggests putting out to the residents so they can submit their resumes for review and what attributes they can contribute to the Board. The deadline for submissions will be March 31st. An Eblast will be sent out.
- **Pest Control for the Royal Palm Trees**- Mrs. Linfante presented a proposal to the Board to have the Royal Palms treated for the Royal Palm Bug. Mr. Schenkelberg made a motion to approve the proposal from Deluxe Lawn and Pest Management to treat the Royal Palms in an amount not to exceed \$1800.00. Motion seconded by Mrs. Yoss and unanimously approved.
- **Open Forum**
- **Adjournment**
Mr. Larsen made a motion to adjourn the meeting at 7:32 pm. Motion seconded by Mr. Holmstock and unanimously approved.

Recorded By:



Maxine Yoss
Secretary

Affirmed:



Charles Larsen
President