

MADISON GREEN MASTER ASSOCIATION

Board Meeting

April 25, 2018 at 6:30pm
Madison Green Clubhouse

Officers and Directors

Charlie Larsen, President
Bernie Holmstock, Vice President
David Schenkelberg, Treasurer – arrived 7:30pm
Maxine Yoss, Secretary
Gary Garramone, Director
Michael Axelberd, Director

Management

Kerri Peters, Property 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 6:32 pm.

4. Pledge of Allegiance.

5. Approval of Minutes: Mr. Axelberd made a motion to approve the minutes of the Board Meeting from March 25, 2018. Motion seconded by Mrs. Yoss and unanimously approved.

6. Treasurers Report:

- **March 2018 Financials** – Mr. Schenkelberg reviewed the Treasurer’s Report for the month of March.
- **MGMA Title to Unit-** Mr. Schenkelberg reported the unit owner has had multiple payment plans that they have defaulted on. He recommended that the Board move forward to evict the unit owner. Mr. Holmstock made a motion to move forward with the eviction process for this unit. Motion seconded by Mr. Axelberd. A discussion ensued. For the motion: Mr. Larsen, Mr. Holmstock, Mrs. Yoss, Mr. Axelberd and Mr. Schenkelberg. Against the motion: Mr. Garramone. Motion carried.

7. Property Manager Report-Mr. Larsen reported the Assistant Manager, Kerri Peters, has accepted the offer to be the Property Manager. The office is now searching for a replacement for the Assistant Property Manager position.

8. ARC Report-Mrs. Peters reported the following are the MGMA ARC activities since the last report given on March 28, 2018. The MGMA ARC Committee meetings were held on April 3 and April 17, 2018. A total of 16 ARC’s were reviewed and approved by the committee. A total of 13 ARC final inspections were done and approved. There were seven forfeits for the month of March.

9. Government Liaison Report – Mr. Hmara reported that RPB will be hosting the Seafood Festival on May 19th. He also reported that the Village of RPB will be giving out 10 scholarships to high school students. Festival will be rescheduled due to the rainy weather.

10. Committee and Board Liaison Reports

- **Golf Course Liaison Report** - Mr. Garramone reported the Madison Green Golf Club has done some minor renovations.
- **Lakes Liaison Report:** - Mr. Larsen reported that carp will be added to the lakes in the fall as it is not done in summer due to the heat.
- **Landscape Liaison Report (Seasonal)** – Mrs. Yoss reported the fall seasonal flowers should be planted shortly.
- **Landscape Liaison Report (Grounds)**- Mr. Axelberd reported the committee, has met with several landscapers to discuss the redesign of the north end of the community. A meeting has been set up with the village to ask about removing some of the trees from the median that could pose a danger to our residents.

11. Activities Liaison Report - Mr. Holmstock reported Madison Green had our Easter Egg Hunt on March 31st. The event was well attended with the Easter Bunny taking photos with the kids.

12. Old Business

- **New Maintenance Building-** The Property Manager reported that she went to the Village of Royal Palm Beach with the Architect and submitted all the necessary plans and paperwork. This process will take up to 3 weeks.
- **Board Vacancy-**Mr. Larsen reported that three residents had submitted their resume for consideration. Two of the applicants were at the meeting and spoke briefly with the Board. The Board will get back to them on a decision.
- **Newsletter Agreement-** Mr. Larsen reported the attorney has drafted an agreement between the Publisher and the Association for the delivery of the MGMA newsletter. Mr. Holmstock made a motion to approved the newsletter agreement between Joe Gall and Madison Green Master Association to pay \$200 for the delivery of the Newsletter. Motion seconded by Mrs. Yoss and unanimously approved.
- **Comcast Update-** Mr. Larsen reported that the Board met with Comcast recently about concerns with internet speed. They have asked for 10-12 homes that are having these issues so they can investigate.

13. New Business

- **Proposal for New Flow Meter-** The Property Manager reported the Clubhouse Pump station does not have a flow meter. Mr. Holmstock made a motion to approve the proposal from Hydro Dynamics to install a new flow meter and calibrate the other 2 pump stations in the amount of \$2,987.00. Motion seconded by Mrs. Yoss and unanimously approved.
- **Parties at the Pool-** The Property Manager reported that some residents are not renting out the lanai for parties and are having them on the pool deck without permission. Mr. Holmstock made a motion not to allow parties on the pool areas unless the lanai is rented. Motion seconded by Mrs. Yoss and unanimously approved. The Board will review the Clubhouse rules and make some recommendations at the next Board Meeting.

14. Open Forum

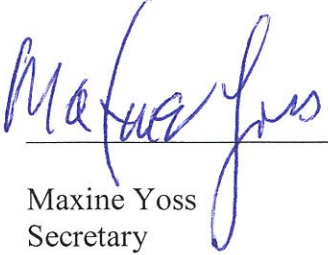
- A Resident asked the Board for a variance for a fence request. Mr. Robinson needs to extend his neighbors fence with a different fence on the left side of his home. Mr. Holmstock made a motion to allow Mr. Robinson at 2230 Ridgewood Circle to extend his neighbors fence with a different fence. Motion seconded by Mrs. Yoss. For the motion: Mr. Holmstock, Mr. Schenkelberg, Mrs. Yoss, Mr.

Axelberd and Mr. Garramone. Mr. Larsen abstained from the motion. Motion carried.

15. Adjournment

Mr. Larsen made a motion to adjourn the meeting at 8:33 pm. Motion seconded by Mr. Axelberd and unanimously approved.

Recorded By:



Maxine Yoss
Secretary

Affirmed:



Charles Larsen
President