

# MADISON GREEN MASTER ASSOCIATION

## Board Meeting

January 23, 2019 at 6:30 pm  
Madison Green Clubhouse

### Officers and Directors

Charlie Larsen, President  
Mike Axelberd, Vice President (Absent)  
Paul Read, Treasurer  
Maxine Yoss, Secretary  
Gary Garramone, Director  
Bernie Holmstock, Director  
Dave Schenkelberg, Director

### Management

Kerri Peters, Property Manager  
Pati MacDonald, Assistant 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 6:30 pm.
4. **Pledge of Allegiance.**
5. **Approval of Minutes** –Mr. Read made a motion to approve the minutes of the Board Meeting from December 19, 2018. Motion seconded by Mrs. Yoss. For the motion; Mr. Larsen, Mr Holmstock, Mrs Yoss, Mr. Read and Mr. Garramone. Mr. Schenkelberg abstained. Motion carried.
6. **Treasurers Report:** Mr. Read mentioned that there are quite a few homeowners with small balances and letters will be sent out in February.
7. **Property Manager Report** - The Property Manager, Mrs. Peters, reported that staff have been busy putting away all the holidays decorations and taking them to the off-site storage facility.
8. **ARC Report** – The Assistant Property Manager reported the following are the MGMA ARC activities since the last report given on December 19<sup>th</sup>, 2018. The MGMA ARC Committee meeting was held on January 8<sup>th</sup>, 2019. A total of 6 ARC's were reviewed and approved by the committee. A total of 6 ARC final inspections were done and approved. There were no forfeits for the month of December.
9. **Committee and Board Liaison Reports**
  - **Golf Course Liaison Report** – Mr. Garramone reported the Golf Course continues to host banquets and other activities.
  - **Lakes Liaison Report** - Mr. Larsen reported that the lakes are getting low and are in need of rain.
  - **Landscape Liaison Report (Seasonal)** – Mrs. Yoss reported that the seasonal flowers are blooming and look great.
  - **Landscape Liaison Report (Grounds)** – None
  - **Activities Liaison Report** – Mr. Holmstock reported there are no upcoming activities for this month.
10. **Collections/Legal** – Mr. Schenkelberg reported that 13 units have been sent to the attorney. He also stated that Madison Green Master Association can make allowances for furloughed Federal workers for one payment if they are not delinquent.

**11. New Business**

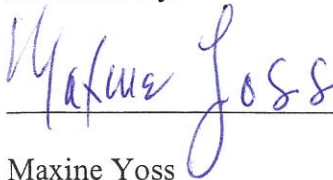
• **2019 Projects**

1. **Landscaping on Crestwood** – Mr. Larsen reported that Madison Green has an appointment with the Village to discuss the landscaping on the north end of Crestwood.
  2. **Sidewalk and Curb pressure cleaning** – Mrs. Peters reported that she is in the process of getting proposals which will be on the next Board agenda.
  3. **Interior Clubhouse Painting** – Tabled.
  4. **Lights at the Pool** – Tabled.
- **Tree Trimming-** Mrs. Peters reported that she has received four proposals for the Annual Tree Trimming for palms and shade trees. Mr. Garramone made a motion to approve the proposal from Mainguy to do the Annual Tree Trimming of all the shade and palm trees in the amount of \$27,975.00. Motion seconded by Mr. Holmstock and unanimously approved.
  - **Main Pool Filter Replacement Proposal-** Mrs. Peters reported that the main pool filters need to be replaced. Mrs. Yoss made a motion to approve the proposal from Get Wet Pools to replace all the filters for the main pool in the amount of \$4,610.00. Motion seconded by Mr. Garramone and unanimously approved.

**12. Adjournment**

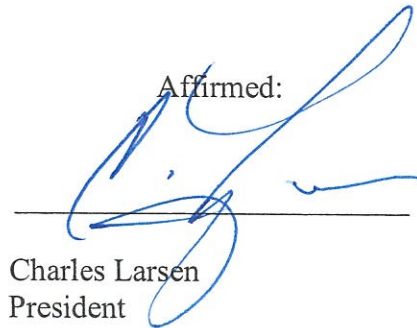
Mr. Garramone made a motion to adjourn the meeting at 7:37 pm. Motion seconded by Mr. Holmstock and unanimously approved.

Recorded By:

  
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Maxine Yoss  
Secretary

Affirmed:

  
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Charles Larsen  
President