

# MADISON GREEN MASTER ASSOCIATION

Original

## Board Meeting

February 27, 2019 at 6:30 pm  
Madison Green Clubhouse

### Officers and Directors

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

### Management

Kerri Peters, Property Manager (absent)  
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** –Mrs. Yoss made a motion to approve the minutes of the Board Meeting from January 23, 2019. Motion seconded by Mr. Read and it was unanimously approved.
6. **Treasurers Report:** Mr. Read read the Treasurer’s report from December 31, 2018 and January 31, 2019.
7. **Property Manager Report** – In Mrs. Peters absence, Mr. Larsen reported that the spa skimmer was cracked in three places and has been repaired. He also reported that the irrigation pumps on Pine Rd., Crestwood Blvd. and the clubhouse all needed suction point screens. In addition to these two points, the Property Manager’s Report was handed out and there were no additional questions.
8. **ARC Report** – The Assistant Property Manager reported the following are the MGMA ARC activities since the last report given on January 23<sup>rd</sup>, 2019. The MGMA ARC Committee meeting was held on February 5<sup>th</sup> and February 22<sup>nd</sup>, 2019. A total of 14 ARC’s were reviewed and approved by the committee. A total of 11 ARC final inspections were done and approved. There were 6 forfeits for the month of January totaling six hundred dollars.
9. **Committee and Board Liaison Reports**
  - **Golf Course Liaison Report** – Mr. Garramone reported that the Golf Course has been busy and the MarBar 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. He also stated that no new fish will be added to the lakes. Mr. Schenkelberg questioned the condition of the lake on the 18<sup>th</sup> hole (#17) which has looked brown in color for the past few weeks. In the past, the two lakes (#16 on the 1<sup>st</sup> hole and #17 on the 18<sup>th</sup> hole) have been connected and now silt from the golf course has blocked the connection. Mr. Larsen stated that we will contact our lakes maintenance company to discuss both color and aeration possibilities if that would help the color.

- **Landscape Liaison Report (Seasonal)** – Mrs. Yoss reported that the flowers look great and there are no plans to replant.
  - **Landscape Liaison Report (Grounds)** - Mr. Larsen reported that the Village of Royal Palm Beach has denied our request to plant a Blue Bismarck in the median by Royal Estates. The plans on the Crestwood median are ongoing.
  - **Activities Liaison Report** – Mr. Holmstock reported that the next activity will be in April when the Easter Bunny arrives.
- 10. Collections/Legal** – Mr. Schenkelberg reported that 25 units are on the Suspension List and made a motion to approve all 25 units be sent to the attorney. Mr. Holmstock seconded the motion and it was unanimously approved.

**11. Old Business**

**1. ARC Fencing Concerns** – The Assistant Property Manager, Ms. MacDonald, reported that 4 rules, numbers 5, 6, 13 and 15 on the MGMA ARC Rules and Guidelines need clarification.

**a)** Bullet number 5 currently reads, “Fencing (picket or privacy) must be identical on both sides with supports facing into the homeowner’s yard.”

Proposed addition to bullet number 5 is: “If your property is bordered on two sides by identical fencing, you must match the existing fence. If fencing is different on any two sides, homeowner has the option to choose either style. Front facing sides on your property must be identical.”

Mr. Schenkelberg made a motion to accept the additional verbiage for number 5. Mrs. Yoss seconded the motion and it was unanimously approved.

**b)** Bullet number 6 currently reads, “Fencing on lakes, canal, golf course, main roads, common area tracts or preserve areas may only be picket style (on property lines facing these areas) and NOT interfere with a neighbor’s view. The section of the fence not facing these areas may be picket style (white or bronze) or PVC privacy style (white only).”

Proposed amendment to bullet number 6 is: In the second sentence of bullet 6, add “anodized aluminum” to fencing styles. Additional verbiage to bullet 6 would be, “Gates on preserves or golf courses must open inwards towards your property.”

Mr. Axelberd made a motion to accept amendment and additional verbiage to bullet 6. Motion seconded by Mrs. Yoss and it was unanimously approved.

**c)** Bullet 13 currently reads, “Fence on fence running along the same property line is NOT permitted.”

Proposed solutions or changes to verbiage are: Allowing fence on fence, allowing freestanding fencing or setting standards for enclosing a private area.

Mr. Schenkelberg made a motion to not add additional verbiage or make changes to bullet 13. Mr. Axelberd seconded the motion and it was unanimously approved to not add proposed changes or additional verbiage.

**d)** Bullet number 15 currently reads, “The fence at the side of the house must be installed straight across towards the house next door (“jog or angles are NOT permitted).

Proposed additional verbiage to bullet 15 are: "Exceptions can be made (where setback allows) if a "jog" is necessary to enclose large electrical equipment."

Mr. Axelberd made a motion to not add additional verbiage to bullet number 15. Motion seconded by Mrs. Yoss and it was unanimously approved to not add additional verbiage,

- **Pool Signs Update** – New pool signs have been completed and installed. A resident mentioned that there was no clarification on the size of the rafts and was told that the additional verbiage will be looked into.

**12. Pressure Cleaning Proposals** – The pressure cleaning of Crestwood Blvd. sidewalks and curbing has been tabled due to questions on responsibility of maintaining MGMA and golf course properties. Mr. Read made a motion to table the decision until responsibility is determined. Mr. Schenkelberg seconded the motion. For the motion; Mr. Larsen, Mr. Holmstock, Mr. Axelberd and Mr. Garramone. Against; Mrs. Yoss. Motion was tabled.

**13. Tennis Courts and Basketball Courts** - A handout was provided to Board members to show areas on the courts that are dipping and creating puddling during rain showers. Mrs. Peters has received 2 proposals for the repair and is awaiting a 3<sup>rd</sup> proposal.

**14. Entertainment** – Mr. Axelberd has proposed an adults only evening of entertainment which would include a comedian and a singer. This event will be held on August 9<sup>th</sup> at the MarBar. Coffee and dessert will be served along with a cash bar available to residents. Mr. Schenkelberg made a motion to approve the event. Mrs. Yoss seconded the motion and it was unanimously approved.

**15. Open Forum** – Mr. Larsen reinstated the Communications Committee for Comcast and that Mr. Joey Sosa would chair the committee to include Mr. Schenkelberg, Mr. Axelberd, Mr. Feiertag and Mr. Larsen. A resident discussed the placement of river rock and/or stone in front yard landscaping which she thought was a safety concern of the community. Mr. Larsen explained that it was a Village compliance issue. Mr. Hmara stated that application from The Villages Golf Course to build 450 homes has been submitted. He also mentioned that the repaving of Crestwood Blvd. will be completed this year and the Village of Royal Palm Beach will hold the Seafood Festival on March 16<sup>th</sup> and 17<sup>th</sup>.

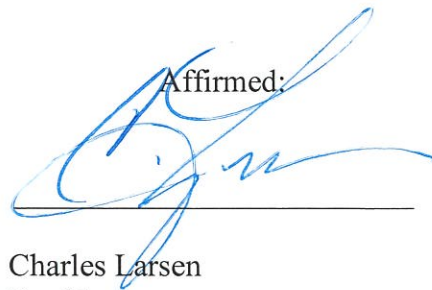
**16. Adjournment** – Mr. Schenkelberg made a motion to adjourn the meeting at 8:17pm. Mrs. Yoss seconded the motion and it was unanimously approved.

Recorded By:



Maxine Yoss  
Secretary

Affirmed:



Charles Larsen  
President