

MADISON GREEN MASTER ASSOCIATION

Board Meeting

March 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 (arrived 6:35pm)
Bernie Holmstock, Director (arrived 7:12pm)
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. Axelberd made a motion to approve the minutes of the Board Meeting from February 27, 2019. Motion seconded by Mrs. Yoss and it was unanimously approved.
6. **Treasurer's Report:** Mr. Read read the Treasurer's report from February, 2019. Mr. Read also read a letter from a homeowner that was requested two late fees be waived. Per the policy of the Board, one late fee can be removed every 18 months.
7. **Property Manager's Report** –Mrs. Peters reported that 187 small balances letters were sent out.
8. **ARC Report** – The Assistant Property Manager reported the following are the MGMA ARC activities since the last report given on February 27, 2019. The MGMA ARC Committee meeting was held on March 5th, 2019. A total of 4 ARC's were reviewed and approved by the committee. A total of 3ARC final inspections were done and approved. There were 3 forfeits for the month of February.
9. **Committee and Board Liaison Reports**
 - **Golf Course Liaison Report** – Mr. Garramone reported that the Golf Course has been hosting a lot of weddings. Due to daylight saving, the Mar Bar is open on Thursday and Fridays until 9pm.
 - **Lakes Liaison Report** - Mr. Larsen reported that 186 grass carp have been added to Lakes 1,2,5 & 18.
 - **Landscape Liaison Report (Seasonal)** – Mrs. Yoss reported that in the coming weeks the flowers will be changed out.
 - **Landscape Liaison Report (Grounds)** - Mr. Axelberd reported the Crestwood Centre Median at the north end is still a work in process.
 - **Activities Liaison Report** – Mrs. Peters reported the Annual Spring Fling will be held on April 13th at 9:30am.
10. **Collections/Legal** Mr. Schenkelberg reported that 18 units were sent to the attorney for collections. Two of these units have paid in full. The association is foreclosing on one other property.

11. Old Business

- **Grievance Committee**
 - i. **By Law Amendment-** Mr. Larsen made a motion to approve the proposed amendments to the Bylaws that was drafted by the Association Attorney. Motion was seconded by Mr. Axelberd and unanimously approved.
 - ii. **Committee Recommendations-** These recommendations were discussed at length. Mr. Schenkelberg made a motion to keep “verbal abuse, offensive, aggressive or inappropriate language directed at another person” as a serious offense. The consensus of the Board was to contact the Association Attorney and ask if all violations could be considered common with the exception of three which the Board considers serious offenses.
- **Pressure Cleaning Proposals** – Mrs. Peters presented to the Board some updated proposals to pressure clean just the areas that Madison Green Master Association is responsible for. Mr. Axelberd made a motion to approve the updated proposal from Palm Beach Marble and Tile to pressure clean the areas the Master is responsible for in the amount of \$5,937.25. Motion was seconded by Mr. Schenkelberg and unanimously approved.
- **Tree Replacement at Clubhouse-** Mr. Axelberd reported the Village of Royal Palm Beach will not approve the replacement tree in the rear of the Clubhouse. Mr. Axelberd has recommended replacing the tree in the same area in front of the Clubhouse with a Canary Date Palm. The property manager will reach out to the Village to see if this will be acceptable.
- **Madison Green Clubhouse Guidelines-** Mrs. Peters reported there are proposed changes to the MGMA Clubhouse Use Guidelines. Each change was read and reviewed. There is one change to Page 2 bullet point 1. Mr. Schenkelberg made a motion to approved the changes to the MGMA Clubhouse Use Guidelines as amended. Motion was seconded by Mr. Garramone and unanimously approved. These changes will be mailed out to the residents.
- **ARC Guidelines-** Ms. MacDonald reported that at the last board meeting 2 motions were made on the guidelines. Mr. Schenkelberg made a motion to approve the changes to the ARC Guidelines. Motion seconded by Mrs. Yoss and unanimously approved. These changes will be mailed out to the residents.

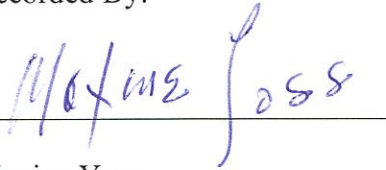
12. New Business

- **Comcast Addendum-** Mr. Sosa, Chair of the Communication Committee reported that the committee is not in favor of the addendum to the Comcast Contract that they have proposed. Mr. Holmstock made a motion to reject the proposed addendum to the Comcast Contract. Motion was seconded by Mr. Axelberd and unanimously approved.
- **Tennis Courts and Basketball Courts** – Tabled
- **Pool Lights** – Mr. Holmstock made a motion to go out and find an engineering to provide specifications to install lights at the pool areas for night swimming at a cost not to exceed \$3,000. Motion seconded by Mr. Garramone and unanimously approved. This proposal will then be given to lighting vendors so they can determine the cost of lighting the pool area at night.
- **Show Tickets-** Mrs. Peters asked for some clarification on selling the show tickets. Mr. Holmstock made a motion to limit the amount of tickets to four tickets per home and nonrefundable tickets and residents only. Motion seconded by Mr. Schenkelberg and was unanimously approved.

13. Open Forum –

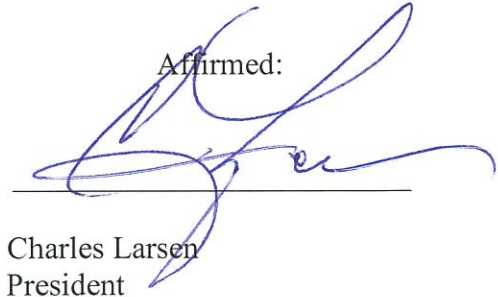
14. Adjournment – Mr. Read made a motion to adjourn the meeting at 8:45pm. Mr. Axelberd seconded the motion and it was unanimously approved.

Recorded By:

Handwritten signature of Maxine Yoss in blue ink, written over a horizontal line.

Maxine Yoss
Secretary

Affirmed:

Handwritten signature of Charles Larsen in blue ink, written over a horizontal line.

Charles Larsen
President