

# MADISON GREEN MASTER ASSOCIATION

## Board Meeting

June 26, 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 (Absent)  
Dave Schenkelberg, Director (Arrived 6:45pm)

### 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 6:30 pm.
4. **Pledge of Allegiance.**
5. **Approval of Minutes** –Mrs. Yoss made a motion to approve the minutes of the Board Meeting from May 22, 2019. Motion seconded by Mr. Read and unanimously approved.
6. **Treasurer's Report:** Mr. Read reviewed the Treasurer's report from May 2019.
7. **Property Manager's Report:** The Property Managers report was distributed to the Board and residents.
8. **ARC Report** – The Property Manager reported the following are the MGMA ARC activities since the last report given on May 22, 2019. The MGMA ARC Committee meetings were held on June 4th & 18th. A total of 21 ARC's were reviewed and 20 were approved by the committee and one was cancelled by the homeowner. A total of 7 ARC final inspections were done and approved. There were 12 forfeits for the month of May.
9. **Government Relations** – Jeff Hmara reported that the Village of Royal Palm Beach has a new newsletter. This month, the village was incorporated 60 years ago. On July 30<sup>th</sup>, there will be celebrations at the Commons Park followed with fireworks at night.
10. **Committee and Board Liaison Reports**
  - **Golf Course Liaison Report** – Mr. Garramone reported the Golf Course and Mar Bar has been busy on Friday nights.
  - **Lakes Liaison Report** - Mr. Larsen reported lake 17 has been tested and needs treatment.
  - **Landscape Liaison Report (Seasonal)** – Mrs. Yoss reported seasonal flowers are looking good. A resident suggested dead heading the current seasonal flowers.
  - **Landscape Liaison Report (Grounds)** – No report.
  - **Activities Liaison Report** – Mrs. Peters reported the Annual Pool Party is scheduled for June 30<sup>th</sup>. Mr. Axelberd suggested purchasing two signs to be placed in the front of the sub associations to help sell tickets to the show in August.

- **Collections/Legal** – Mr. Schenkelberg reported that four (4) units for turned over to the Attorney.
- **Design Committee** – Mr. Garramone reported the committee is working on color schemes and roof tile colors. They also have a rep from Sherwin Williams that is helping out.

#### 11. Old Business

- **Holiday Lights** – Mr. Schenkelberg made a motion to approve the 2019 holiday lights from Christmas Décor in the amount of \$7,530. Motion seconded by Mrs. Yoss and unanimously approved. A discussion ensued about Menorahs, Nativity sets and Kwanzaa displays. The Property Manager will research the cost for these displays and get back to the Board.
- **Lake 17 Treatment Proposal-** Mrs. Peters reported Lake 17 has been tested and needs to e treated. Mrs. Yoss made a motion to approve the proposal for the treatment of lake 17 from Aquatic Systems in the amount of \$1,314.00. Motion seconded by Mr. Schenkelberg and unanimously approved.
- **Music Club Update-** Mrs. Peters reported that the insurance agent is ok with the music club bringing in outside guests provided that no current rules or guidelines are broken. Mr. Schenkelberg made a motion to approve the music club as long as they don't violate the current rule of 6 guest per resident. Motion seconded by Mr. Garramone and unanimously approved.

#### 12. New Business

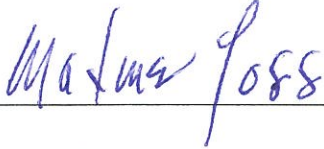
- **Roof Repair** – Mrs. Peters reported that the Board had to approve an emergency repair on the roof via email. Mr. Schenkelberg made a motion to ratify the email vote to approve the proposal from roofing systems in the amount of \$2,400. Motion seconded by Mrs. Yoss and unanimously approved.
- **Landscape Contract Renewal** – Mrs. Peters reported the current landscape contract is expiring at the end of June. She reported that she did receive two other bids but both were higher than the current vendor. Mr. Axelberd made a motion to approve the proposal from Mainguy to provide landscape services for a two-year period provided that there is a 30 day out termination clause. Motion seconded by Mrs. Yoss and unanimously approved.
- **Document Mailing** – Mrs. Peters reported she has received two proposals for the 31-page mailing to the residents regarding the recent document and guidelines changes. Mr. Schenkelberg made a motion to approve the proposal from Banyan Printing in an amount not to exceed \$3,700. Motion seconded by Mrs. Yoss and unanimously approved.
- **Clubhouse Pavers** – Mrs. Peters reported that the pavers in back of the Clubhouse had to be pulled up and reset due to the pitch. Mr. Schenkelberg made a motion to approve the proposal from APC in an amount not to exceed \$3,600. Motion seconded by Mr. Axelberd and unanimously approved.
- **Village of Royal Palm Beach Debris Agreement** – Mrs. Peters reported that the Village of Royal Palm Beach has sent an agreement to pick up debris in event of a Hurricane. Mr. Schenkelberg made a motion to approve the agreement for providing debris removal from the Village of Royal Palm Beach after a federally declared emergency. Motion seconded by Mrs. Yoss and unanimously approved.
- **Proposal to Trim Washingtonian Palms at pool area-** Mrs. Peters reported the Washingtonian Palms around the pool need to be trimmed as seeds are dropping in the pool causing the feeders to clog. Mr. Schenkelberg made a motion to approve the proposal from Mainguy to trim 21 Washingtonian Palms at the pool in the

amount of \$2,100. Motion seconded by Mr. Garramone and unanimously approved.

**13. Open Forum** – Mrs. Yoss mentioned once again about the Association getting a credit card with a \$1,000 limit to pay for expenses. A discussion ensued. Mr. Read will look into this and report back at the next meeting. Mr. Schenkelberg reported that BB&T and SunTrust Banks are merging. Therefore, one of the accounts will need to be transferred out by the end of the year.

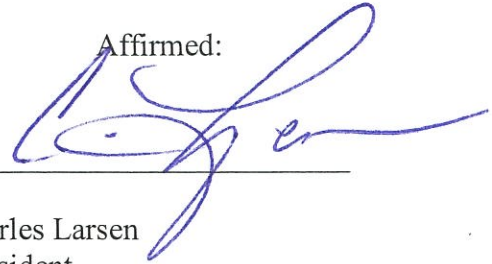
**14. Adjournment** – Mr. Axelberd made a motion to adjourn the meeting at 8.39pm. Motion seconded by Mrs. Yoss and unanimously approved.

Recorded By:



Maxine Yoss  
Secretary

Affirmed:



Charles Larsen  
President