

MADISON GREEN MASTER ASSOCIATION

Board Meeting

July 24, 2019 at 6:30 pm
Madison Green Clubhouse

Officers and Directors

Charlie Larsen, President
Mike Axelberd, Vice President
Paul Read, Treasurer
Maxine Yoss, Secretary (Absent)
Gary Garramone, Director
Bernie Holmstock, Director (Absent)
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 June 26, 2019. Motion seconded by Mr. Read and unanimously approved.
6. **Treasurer's Report:**
 - Mr. Read reviewed the Treasurer's report from June 2019.
 - Mr. Read reported that the 2018 Audit is now completed. The Association has received a draft copy. Mr. Read made a motion to approve the 2018 audit draft that was performed by Hafer. Motion seconded by Mr. Axelberd and unanimously approved.
7. **Property Manager's Report:** The Property Managers report was distributed to the Board and residents. Mrs. Peters stated there was an irrigation break at the preserve on Okeechobee and the pumps had been shut down. She is expecting the repair to be completed in the next few days so the Association can turn the pump stations back on.
8. **ARC Report** – The Assistant Property Manager reported the following are the MGMA ARC activities since the last report given on June 26, 2019. The MGMA ARC Committee meeting was on July 18th. The July 2nd meeting was cancelled due to no quorum. A total of 16 ARC's were reviewed and 16 were approved by the committee. A total of 9 ARC final inspections were done and approved. There was 1 forfeit for the month of May. Mrs. MacDonald stated that there was only one forfeit for the month of May, not 12 as stated at the last meeting.
9. **Government Relations** – Jeff Hmara reported that "no texting while driving" has now become a law. Police are giving out warnings but as of January 1st, 2020, tickets will be issued. He also stated that the repaving of Crestwood Blvd. from Okeechobee north will commence around August/ September and should take approximately 6-8 weeks.

10. Committee and Board Liaison Reports

- **Golf Course Liaison Report** – Mr. Garramone reported the Golf Course and Mar Bar have been a little slow lately and have also had a change in bar staff.
- **Lakes Liaison Report** - Mr. Larsen reported lake 17 was treated and is looking much better. We have had a few complaints about Lake 18 which have been addressed by the lake vendor.
- **Landscape Liaison Report (Seasonal)** – None
- **Landscape Liaison Report (Grounds)** – Mr. Axelberd reported the association is trying to set up a meeting with the Village of Royal Palm Beach to get some clarification on the landscaping guidelines.
- **Activities Liaison Report** – None
- **Collections/Legal** – None
- **Design Committee** – Mr. Garramone reported the committee's next meeting will be held on August 8, 2019.

11. Old Business

- **Credit Card**- Mr. Read reported he contacted BB&T about the association getting a credit card. They have recommended having a limit of \$2,500. Mr. Read made a motion to get a credit card in the association's name with a limit of \$2,500 which will have three signatures and send alerts to 2 Board members alerting them if a one-time purchase exceeds \$750.00. Motion seconded by Mr. Garramone. For the motion: Mr. Larsen, Mr. Axelberd, Mr. Garramone and Mr. Read. Against the motion: Mr. Schenkelberg. Motion carried.
- **Holiday Lights & Decorations** – Mrs. MacDonald reported that she has done quite a bit of research on some additional holiday decor such as Menorahs, Nativity sets and Kwanzaa decor. Mr. Larsen pointed out that there is no additional money in the 2019 budget for holiday lights but has asked that we discuss this at budget time. Mr. Axelberd requested this be discussed at budget time to add \$300.00 extra for holiday lights.
- **Lake 9 Update**- Mrs. Peters reported the lake vendor has been on property and looked at lake 9 as it appears to be cloudy and brown. The vendor feels no treatment of this lake is needed at this time.

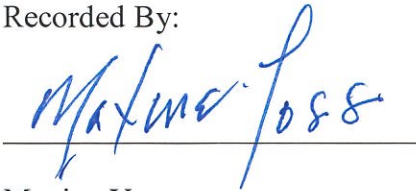
12. New Business

- **Annual Meeting Date**- Mr. Larsen stated the Annual Meeting date has been set for December 10th, 2019 at 7pm.
- **Sidewalk Repairs**- Mrs. Peters stated there is some sidewalks that need repair on the northside of Pine Road. The manager received two quotes and is waiting for the third proposal. Mr. Schenkelberg made a motion to approve spending up to \$2,600 for repairs pending a third proposal is received. Motion seconded by Mr. Axelberd and unanimously approved.

13. Open Forum

14. **Adjournment** – Mr. Axelberd made a motion to adjourn the meeting at 7.31pm. Motion seconded by Mr. Read and unanimously approved.

Recorded By:

A handwritten signature in blue ink, appearing to read "Maxine Yoss", written over a horizontal line.

Maxine Yoss
Secretary

Affirmed:

A handwritten signature in blue ink, appearing to read "Charles Larsen", written over a horizontal line.

Charles Larsen
President