

MADISON GREEN MASTER ASSOCIATION

Board Meeting

August 28 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
Kristin Loomis, 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 July 24, 2019. Motion seconded by Mr. Read. For the motion: Mr. Larsen, Mr. Axelberd, Mr. Read, Mr. Schenkelberg and Mr. Garramone. Mrs. Yoss and Mr. Holmstock abstained. Motion passed.
6. **Treasurer's Report-** Mr. Read reviewed the Treasurer's report from July 2019. Mr. Read reported that the Association will be mailing out small balance letters in November.
7. **Property Manager's Report:** The Property Managers report was distributed to the Board and residents. Mrs. Peters stated the Association is preparing for the possible hurricane and mentioned the Clubhouse could close for a day or so. Mrs. Peters also mentioned that Indian Trail Improvement District contact the Association and have opened the two weirs to drain the lakes down.
8. **ARC Report** – The Property Manager reported the following are the MGMA ARC activities since the last report given on July 24, 2019. The MGMA ARC Committee meetings were held August 6th and August 20th. A total of 14 ARC's were reviewed and approved by the committee. A total of 13 ARC final inspections were done and approved. There were six forfeits for the month July.
 - **ARC Alternate and Member Change-**Mrs. Peters reported that one of the ARC Committee Members can no longer be a full-time resident on the committee but would like to stay on as an alternate. Mrs. Yoss made a motion to approve Mrs. Button to be an alternate and change Mrs. Maldonado from an alternate to a full time ARC member. Motion seconded by Mr. Axelberd and unanimously approved.
9. **Government Relations** – Jeff Hmara reported the repaving of Crestwood Blvd. from Okeechobee north will September 18th and will take approximately 90 days to complete. He also mentioned the Green Market that is held at Commons Park will be moving in front of the Post Office starting October 19th, 2019. The Education

Advisory Board has a vacancy, anyone interested should go the Royal Palm Beach site and submit an application.

10. Committee and Board Liaison Reports

- **Golf Course Liaison Report** – Mr. Garramone reported that Kathy the manager has returned to work after being out for 2 months for surgery.
- **Lakes Liaison Report** - Mr. Larsen reported the lakes are in good shape.
- **Landscape Liaison Report (Seasonal)** – Mrs. Yoss reported the Clubhouse had irrigation issues and some seasonal flowers had to be replaced.
- **Landscape Liaison Report (Grounds)** – Mr. Axelberd reported the Association had a meeting with The Village of Royal Palm Beach about the removal of the mahogany tree in the front of the clubhouse. They have has advised us we could replace it with three royal palms. Mr. Schenkelberg made a motion to go and get proposals to remove the mahogany tree and replace with three royal palms. Motion seconded by Mr. Holmstock and unanimously approved.
- **Activities Liaison Report** – Mr. Holmstock reported the next event at Madison Green will be the Halloween Party. Mrs. Peters reported the MGMA show that was held on August 9th was a huge success. Those that attended had a great night and residents asked that the Association when will they be hosting more shows.
- **Collections/Legal** – Mr. Schenkelberg made a motion to suspend 17 units that are two or more payments past due. Mr. Schenkelberg made a motion to suspend use rights of the members tenants, guests and invitees, if any, located at the following addresses;

Motion seconded by Mr. Holmstock and unanimously approved.

- **Design Committee** – Mr. Garramone reported the committee is making good progress in picking colors and combinations for roof tiles and exterior paint colors. As soon as the committee has completed this, it will be presented to the Board. If any resident wants to submit recommendations, they can do so by contacting the manger.

11. Old Business

- **Credit Card**- Mr. Read reported the credit card paperwork has been completed and we should have the card in the coming weeks.
- **Pool Lights Engineering Report**- Mrs. Peters reported that the Association has received the engineering report for the possible installation of the pool lights. Mr. Holmstock made a motion to move forward with this project and get proposal for the installation of pool lights. Motion seconded by Mr. Schenkelberg. A discussion ensued from the Board member and the audience. For the motion: Mr. Holmstock, Mr. Schenkelberg and Mr. Garramone. Against the motion: Mr. Larsen, Mr. Read, Mrs. Yoss and Mr. Axelberd. Motion denied.

12. New Business

- **Preserve Clean up**- Mrs. Peters reported that she has received two complaints about two separate preserves. These areas where inspected and proposals were received. Mr. Schenkelberg made a motion to approve the proposals from Aquatic Systems to clean preserves # 1 and preserve #9 in an amount not to exceed \$4,545. Motion seconded by Mrs. Yoss and unanimously approved.
- **Pool Contract**- Mrs. Peters reported the pool contract will expire at the end of August. The last contract with Get Wet Pools was for one year. The Association

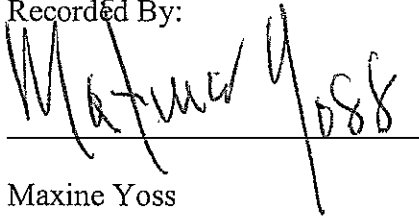
is very happy with the service. Mr. Axelberd made a motion to approve the 2-year contract with Get Wet Pool in the amount of \$1,760.00 per month. Motion seconded by Mrs. Yoss and unanimously approved.

- **Coconut Trimming at Clubhouse-** Mrs. Peters reported she reached out to the Board for an emergency vote via email to trim the coconut trees at the Clubhouse due to safety concerns. Mr. Schenkelberg made a motion to affirm the proposal from Mainguy to trim the 91 coconuts at the Clubhouse in the amount of \$4,100. Motion seconded by Mr. Axelberd and unanimously approved.

13. Open Forum

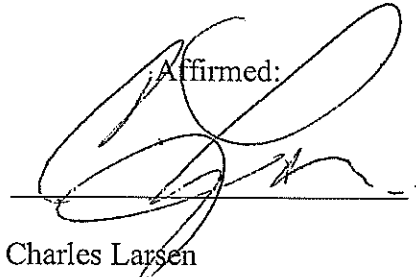
- 14. Adjournment** – Mr. Schenkelberg made a motion to adjourn the meeting at 8.47pm. Motion seconded by Mr. Holmstock and unanimously approved.

Recorded By:



Maxine Yoss
Secretary

Affirmed:



Charles Larsen
President