

MADISON GREEN MASTER ASSOCIATION

Board Meeting

October 23, 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
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 6:33 pm.
4. **Pledge of Allegiance.**
5. **Approval of Minutes** –Mr. Axelberd made a motion to approve the minutes of the Board Meeting from September 25, 2019. Motion seconded by Mr. Read. Mr. Holmstock and Mr. Schenkelberg abstained. Motion carried.
6. **Treasurer's Report**
 - i. **September Treasurer's Report-** Mr. Read reviewed the Treasurer's report from September 2019.
 - ii. **Proposed 2020 Budget-**Mr. Read reported the proposed 2020 Budget is ready to be mailed out after two budget workshops. Mr. Schenkelberg made a motion to send out notice of the Annual Budget Meeting that will include the proposed 2020 budget, that will be held on November 13th, 2019. Motion seconded by Mr. Holmstock and unanimously approved.
7. **Property Manager's Report:** The Property Managers report was distributed to the Board and residents.
8. **ARC Report** – The Assistant Property Manager reported the following are the MGMA ARC activities since the last report given on September 25, 2019. The MGMA ARC Committee meeting were held on October 1, and October 15, 2019. A total of 6 ARC's were reviewed and approved by the committee. A total of 9 ARC final inspections were done and approved. There were three forfeits for the month September.
9. **Government Relations** – Jeff Hmara reported the repaving of Crestwood Blvd. from Okeechobee north will start in December. He also stated that April 1st is Census Day and encourages all residents to participate.
10. **Committee and Board Liaison Reports**
 - **Golf Course Liaison Report** – Mr. Garramone reported there have been a lot of weddings recently. They have also hired new staff.
 - **Lakes Liaison Report** - None
 - **Landscape Liaison Report (Seasonal)** – None.

- **Landscape Liaison Report (Grounds)** – Mrs. Peters reported she has received two proposal for 3 palms in front of the Clubhouse. Mr. Axelberd made a motion to approve the proposal from Mainguy to remove the tree and install two (2) 18ft Royal Palms in an amount not to exceed \$5,000. Motion seconded by Mr. Garramone and unanimously approved.
- **Activities Liaison Report** – Mrs. Peters reported the Halloween Party is scheduled for October 26 from 2pm-4pm in the MGMA Clubhouse.
- **Collections/Legal** – None.
- **Design Committee** – Mr. Garramone reported the committee is 90% completed with the new paint color selections along with the new roof tiles.

11. Old Business

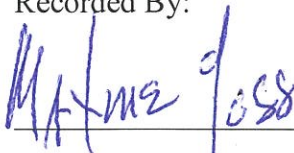
12. New Business

- **Communications Committee-** Mr. Larsen reported the Committee has sent a letter to Comcast and we are awaiting a response.
- **HOA Comedy Show 2020-** Mr. Axelberd reported that another show is planned for 2020. Mr. Axelberd made a motion to approve the 2020 show for March 6th at 8pm which will feature a comedian and singer in the amount of \$2,800. Motion seconded by Mr. Garramone and unanimously approved.
- **Pro Fitness Contract 2020-** Mrs. Peters reported that the gym maintenance agreement will expire at the end of December. She did receive a new contract which is the same as the past few years with no increase. Mr. Schenkelberg made a motion to approve the one-year contract with Pro Fitness. Motion seconded by Mr. Axelberd and unanimously approved.

13. Open Forum

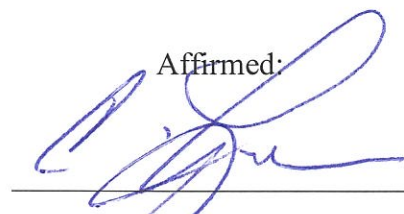
- 14. Adjournment** – Mr. Holmstock made a motion to adjourn the meeting at 7.48pm. Motion seconded by Mr. Axelberd and unanimously approved.

Recorded By:



Maxine Yoss
Secretary

Affirmed:



Charles Larsen
President