

MADISON GREEN MASTER ASSOCIATION

Board Meeting

September 25 2019 at 6:30 pm
Madison Green Clubhouse

Officers and Directors

Charlie Larsen, President
Mike Axelberd, Vice President (Absent)
Paul Read, Treasurer
Maxine Yoss, Secretary
Gary Garramone, Director
Bernie Holmstock, Director (Absent)
Dave Schenkelberg, Director (Absent)

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. Read made a motion to approve the minutes of the Board Meeting from August 28, 2019. Motion seconded by Mrs. Yoss and unanimously approved.
6. **Treasurer's Report-** Mr. Read reviewed the Treasurer's report from August 2019.
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 August 28, 2019. The MGMA ARC Committee meeting was held September 17, 2019. The September 3, 2019 meeting was cancelled due to the storm. A total of 12 ARC's were reviewed and approved by the committee and 11 were approved. A total of 11 ARC final inspections were done and approved. There were three forfeits for the month August.
9. **Government Relations** – Jeff Hmara reported the repaving of Crestwood Blvd. from Okeechobee north will start in November.
10. **Committee and Board Liaison Reports**
 - **Golf Course Liaison Report** – Mr. Garramone reported
 - **Lakes Liaison Report** - Mr. Larsen reported that Hydro Dynamic just did the dive on all three pump stations. All three intake screens have a small amount of algae and calcium.
 - **Landscape Liaison Report (Seasonal)** – None.
 - **Landscape Liaison Report (Grounds)** – Mrs. Peters reported that she is working on the proposals for the three royal palms and should have these at the next meeting.
 - **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 almost completed with the new paint color selections along with the new roof tiles.

11. Old Business

12. New Business

- **Mulch**- Mrs. Peters reported that the mulch is due to be installed in December. Mrs. Yoss made a motion to approved the proposal from Advanced Mulch to install mulch on the common areas in the amount of \$12, 700. Motion seconded by Mr. Read and unanimously approved.
- **Playground** -Mrs. Peters reported the artificial turf on the floor of the playground is worn out from normal wear and tear. She received a quote to replace the turf which was expensive. She is looking for additional quotes to see the cost to replace with pour and play.
- **AC Maintenance**- Mrs. Peters reported that the Annual Service Agreement for the three ac units is up for renewal. Mrs. Yoss made a motion to approve the proposal from Cool Environment to service the three units 4 times a year in the amount of \$1,210. Motion seconded by Mr. Garramone and unanimously approved.

13. Open Forum

- 14. Adjournment** – Mr. Garramone made a motion to adjourn the meeting at 7.26pm. Motion seconded by Mrs. Yoss and unanimously approved.

Recorded By:

Affirmed:

Maxine Yoss
Secretary

Charles Larsen
President