

MADISON GREEN MASTER ASSOCIATION

Board Meeting

December 18, 2019 at 6:30 pm
Madison Green Clubhouse

Officers and Directors

Charlie Larsen, President
Gary Garramone, Vice President
Paul Read, Treasurer
Maxine Yoss, Secretary
Mike Axelberd, Director (Absent)
Bernie Holmstock, Director (Absent)
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 6:32 pm.
4. **Pledge of Allegiance.**
5. **Approval of Minutes** Mrs. Yoss made a motion to approve the minutes of the Board Meeting from November 20, 2019. Motion seconded by Mr. Read. Mr. Schenkelberg and Mr. Garramone abstained. Motion carried. Mr. Schenkelberg made a motion to approved the Board Organizational Meeting minutes from December 10,2019. Motion seconded by Mr. Read. and unanimously approved.
6. **Treasurer's Report**
 - **Octobers Treasure Report** – Mr. Read reviewed the October Treasurer's Report.
 - **2019 Year End Audit** – Mr. Read reported we have received a proposal from Hafer to do the year end Audit. Mr. Read made a motion to have Hafer preform the 2019 Year End Audit not to exceed \$6,000. Motion seconded by Mrs. Yoss 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 November 20, 2019. The MGMA ARC Committee meeting were held on November 27 and December 18, 2019. A total of 17 ARC's were reviewed and approved by the committee. A total of 8 ARC final inspections were done and approved. There was one forfeit for the month November.
9. **Government Relations** – None
10. **Committee and Board Liaison Reports**
 - **Golf Course Liaison Report** – Mr. Garramone reported that the Golf Pro has been replaced at the Madison Green Golf Course.
 - **Lakes Liaison Report** – Mr. Larsen reported that the lakes are in decent shape and that the fountain has been down for 4 weeks due to a broken motor. The fountain motor is being replaced on Monday and is under warranty.

- **Landscape Liaison Report (Seasonal)** – Mrs. Yoss reported that the seasonal flowers have been installed.
- **Landscape Liaison Report (Grounds)** – Mrs. Peters reported that the Mahogany Tree has been removed at the clubhouse and the 3 new Palm Trees have been installed. The village of Royal Palm Beach will be performing a final inspection this week.
- **Activities Liaison Report** – Mr. Larsen reported Santa had arrived at the Clubhouse via fire truck on Sunday, December 15th at 2pm and the turnout was lower than expected.
- **Collections/Legal** – Mr. Schenkelberg reported that there are 9 units that were previously suspended that have been sent to the Attorney. The association has filed foreclosure on 2 homeowners.
- **Design Committee** – Mr. Garramone reported that the committee has met with the roofer and received the final roof tile samples. They should be ready to discuss it on the January Board Meeting.

11. Old Business None

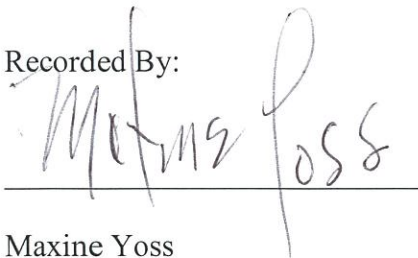
12. New Business

- **Re-Affirmation of Committee Appointments** – Mr. Larsen has appointed Mr. Garramone as Golf liaison & the liaison for the Design Committee, Mrs. Yoss for Seasonal Flowers and Mr. Schenkelberg the liaison for Collections/legal and himself for the Lakes. The activities and Landscape liaison's will be assigned at the next Board Meeting.
- **Affirmation of Signatories on MGMA Accounts** – Mr. Garramone made a motion to affirm the Signatories on the account which are Mr. Read, Mrs. Yoss and Mr. Schenkelberg. Motion seconded by Mr. Read and unanimously approved.
- **2020 Clubhouse Hours** – The 2020 Clubhouse hours have been approved by the Board and will be posted on the website.
- **Estoppel Fee Change** – Mrs. Peters recommended increasing the Estoppel fee from \$150 to \$250. Mrs. Yoss made a motion to approve the motion to raise the estoppel fee to \$250 and Mr. Read seconded the motion. For the Motion, Mr. Larsen, Mrs. Yoss and Mr. Garramone and Mr. Read. Against the motion Mr. Schenkelberg. Motion carried.

13. Open Forum

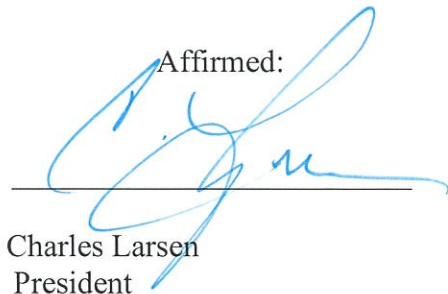
- 14. Adjournment** – Mr. Schenkelberg made a motion to adjourn the meeting at 7:07pm. Motion seconded by Mr. Yoss and unanimously approved.

Recorded By:



Maxine Yoss
Secretary

Affirmed:



Charles Larsen
President