

MADISON GREEN MASTER ASSOCIATION

Board Meeting

January 22, 2020 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
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 6:30 pm.
4. **Pledge of Allegiance.**
5. **Approval of Minutes** – Mrs. Yoss made a motion to approve the minutes of the Board Meeting from December 18, 2019. Motion seconded by Mr. Read. Mr. Axelberd. Motion carried.
6. **Treasurer’s Report**
 - **November Treasurer’s Report** – Mr. Read reviewed the November Treasurer’s Report.
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 December 18, 2019. The MGMA ARC Committee meeting were held on January 8, 2020. A total of 3 ARC’s were reviewed and approved by the committee. A total of 15 ARC final inspections were done and approved. There were four forfeits for the month December.
9. **Government Relations** – Mr. Hmara reported the extension of State Road 7 was voted down but will probably come back up for reconsideration. The censor will be emailed out in February and will be available online. The Village of Royal Palm Beach will be putting in a new park by Bellasera is looking for community input.
10. **Committee and Board Liaison Reports**
 - **Golf Course Liaison Report** – Mr. Garramone reported that the new Golf Pro is making some changes at the Madison Green Golf Course to entice players.
 - **Lakes Liaison Report** – None
 - **Landscape Liaison Report (Seasonal)** – None
 - **Landscape Liaison Report (Grounds)** – Mr. Read made a motion to appoint Mr. Axelberd as the Landscape Liaison. Motion seconded by Mrs. Yoss and unanimously approved.
 - **Activities Liaison Report** – Mr. Axelberd reported that the show for 2020 will be on March 6th at the Village Golf Course. Tickets are \$35 each which include an Italian dinner.

- **Collections/Legal** – None
- **Design Committee** – Mr. Garramone presented some of the new paint colors and roofs to the Board to review. This will be discussed at next Board Meeting.

11. Old Business

- **Playground**- Mrs. Peters reported that the playground surface is deteriorating and is concerned about the safety of the children. This matter was previously discussed at the October last year. Mrs. Yoss made a motion to approve the new synthetic turf from South Florida Putting Green in the amount of \$17, 800 which will come out of reserves. Motion seconded by Mr. Axelberd. For the motion: Mr. Larsen, Mr. Read, Mr. Garramone, Mrs. Yoss and Mr. Axelberd. Against the motion: Mr. Schenkelberg. Motion carried.

12. New Business

- **Pressure Washing Proposals** - Mrs. Peters presented three pressure washers to the Board. Mrs. Yoss made a motion to approve the proposal from Blast off to purchase a new pressure washer in the amount of \$1,922.79. Motion seconded by Mr. Axelberd and unanimously approved.
- **Royal Palm Treatment Proposal** – Mr. Axelberd made a motion to approve the proposal from Deluxe Lawn & Pest Management to treat the 104 Royal Palms in the amount of \$1,800. Motion seconded by Mrs. Yoss and unanimously approved.
- **New AC vendor Proposal** – Mrs. Peters reported that the previous AC vendor contract was terminated due to lack of service. Mr. Axelberd made a motion to approve a new service contract with Comfort Zone Air Conditioning in the amount of \$1,200. Motion seconded by Mrs. Yoss. For the motion: Mr. Larsen, Mr. Axelberd, Mr. Read, Mrs. Yoss and Mr. Garramone. Against the motion: Mr. Schenkelberg. Motion carried.
- **Root Pruning at Basketball Courts** – Mrs. Peters reported that there is some root intrusion on the east basketball court. Mr. Axelberd made a motion to approve the proposal from APC in the amount of \$1, 800 to install root barrier at the north east end of the courts. Motion seconded by Mrs. Yoss and unanimously approved.
- **Clubhouse Curtains** –Mr. Larsen made a motion to remove the Clubhouse lobby curtains. Motion seconded by Mrs. Yoss. For the motion: Mr. Larsen, Mrs. Yoss, Mr. Garramone, Mr. Read. Against the motion: Mr. Axelberd and Mr. Schenkelberg.
- **Property Manager** – Mr. Larsen announced that the property manager is leaving Madison Green and moving out of state. The Board is looking for a replacement.

13. Adjournment – Mr. Axelberd made a motion to adjourn the meeting at 7:50pm.

Motion seconded by Mr. Read and unanimously approved.

Recorded By:

Affirmed:

Maxine Yoss
Secretary

Charles Larsen
President