

MADISON GREEN MASTER ASSOCIATION

Board Meeting

February 26, 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 (Absent)

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** – Mrs. Read made a motion to approve the minutes of the Board Meeting from January 22, 2020. Motion seconded by Mrs. Yoss and unanimously approved.
6. **Treasurer's Report**
 - **December's Treasure Report** – Mr. Read reviewed the December's 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 January 22, 2020. The MGMA ARC Committee meeting were held on January 22, and February 5, 2020. A total of 19 ARC's were reviewed and approved by the committee. A total of 6 ARC final inspections were done and approved. There were three forfeits for the month January.
9. **Government Relations** – Mr. Hmara reported due to the resurfacing of Crestwood Blvd, the traffic lights are taking longer than normal to change as the sensors had to be removed. Mr. Hmara also reported that a representative from the Florida Fish and Wildlife Conservation Commission will attending the MGMA April Board meeting to discuss the coyotes and wildlife in and around Madison Green. The county has proposed converting the vacate old jail behind Walmart into a Homeless Shelter.
10. **Committee and Board Liaison Reports**
 - **Golf Course Liaison Report** – Mr. Garramone reported the Golf Course maintenance is trimmed the landscaping away from the sidewalks.
 - **Lakes Liaison Report** – Mr. Larsen reported there a few lakes that look like they are turning brown. The managers will set up an inspection with the Lake company.
 - **Landscape Liaison Report (Seasonal)** – Mrs. Yoss reported the seasonal flowers will be replaced in the coming weeks.

- **Landscape Liaison Report (Grounds)** – Mrs. Peters reported that the weeds on the north end of Crestwood will be sprayed this week. There is also some damaged sod to our property from the Village of Royal Palm Beach resurfacing Crestwood Blvd. They will be repairing this once completed to the original state.
- **Activities Liaison Report** – Mr. Holmstock reported that the show for 2020 will be on March 6th at the Village Golf Course and that there are only 37 seats left. He is also stated the MGMA Easter Egg Hunt will be on April 4th from 9:30am to 11am.
- **Collections/Legal** – Mr. Schenkelberg reported that there are 17 units that are 2 or more quarters behind. Mr. Schenkelberg made a motion to suspend 1108 Oakwater Drive, 1142 Oakwater Drive, 1205 Oakwater Drive, 1282 Gembrook Court, 1292 Gembrook Court, 1320 Isleworth Court, 1419 Briar Oak Drive, 1421 Briar Oak Drive, 1559 Fiddlewood Court, 1593 Briar Oak Drive, 1704 Annandale Circle, 2267 Ridgewood Circle, 2436 Westmont Drive, 2469 Westmont Lane, 2646 Windwood Way, 2758 Misty Oaks Circle and 2802 Misty Oaks Circle. Motion seconded by Mrs. Yoss and unanimously approved.
- **Design Committee** – Mr. Garramone reported there is one more roof color that will be added to the color selections. The proposed paint and roof colors will be finalized in book for the next Board Meeting.

11. Old Business

- **Coconut Trees Around the Pool**- Mr. Larsen reported that Kristin and Charlie meet with Bradford O'Brien from The Village of Royal Palm Beach to discuss the safety issue with the 10-12 palms around the pool areas. The manager will get a cost of removing and replacing the palms and report back to the Board.

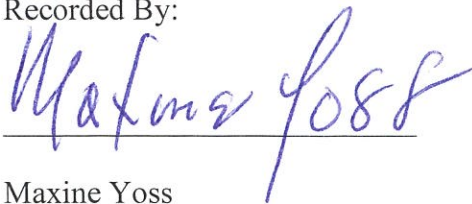
12. New Business

- **Meeting with the Golf Course Owner**- Mr. Larsen reported that the managers and few Board members had a meeting with Todd about some proposed changes to the golf course. Todd is considering building 2 large 3 story apartment rentals on the area of the 9th and 14th holes. This has not been approved by the Village of Royal Palm Beach.
- **Establish a Renovation Committee**-Mr. Larsen reported he would like to proceed and establish a committee for the renovation. Mr. Larsen made a motion to find three interior decorators to give some ideas on the Clubhouse Renovation. Motion seconded by Mr. Garramone. For the motion: Mr. Larsen, Mr. Read, Mr. Garramone and Mrs. Yoss. Against the motion: Mr. Schenkelberg and Mr. Holmstock. Motion carried.
- **Image Sprinkler Irrigation Contract Renewal** – Mrs. Peters reported the irrigation contract is up for renewal. Mr. Larsen made a motion to approved the irrigation contract with Image Sprinkler Systems for two-year period in the amount of \$14, 400 plus the cost of repairs. Motion seconded Mrs. Yoss and unanimously approved.

13. **Open Forum** – Mrs. Hmara (a resident) has asked the Board to install a Little Free Library in the Playground Area. Mr. Holmstock made a motion to install the Little Free Library in the playground area if approved by the insurance and the attorney. Motion seconded by Mr. Schenkelberg and unanimously approved.

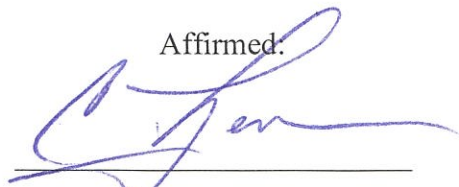
14. **Adjournment** – Mr. Schenkelberg made a motion to adjourn the meeting at 8:14pm. Motion seconded by Mr. Holmstock and unanimously approved.

Recorded By:

A handwritten signature in blue ink that reads "Maxine Yoss". The signature is written in a cursive style and is positioned above a horizontal line.

Maxine Yoss
Secretary

Affirmed:

A handwritten signature in blue ink that reads "Charles Larsen". The signature is written in a cursive style and is positioned above a horizontal line.

Charles Larsen
President