

MADISON GREEN MASTER ASSOCIATION

Board Meeting

May 27, 2020 at 6:30 pm

Madison Green Clubhouse

Officers and Directors

Charlie Larsen, President
Gary Garramone, Vice President
Paul Read, Treasurer (Absent)
Maxine Yoss, Secretary
Mike Axelberd, 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 6:30 pm.
4. **Pledge of Allegiance.**
5. **Approval of Minutes-**Mr. Axelberd made a motion to approve the minutes of the Board Meeting from April 22, 2020. Motion seconded by Mrs. Yoss and unanimously approved by those present.
6. **Treasurer's Report**
 - **March & April's Treasurer Reports-**Mr. Schenkelberg reviewed January's and February's Treasurer's Reports.
 - **Audit 2019-** Tabled
7. **Property Manager's Report:** -None
8. **ARC Report** – The Assistant Property Manager reported the following are the MGMA ARC activities since the last report given on April 22, 2020. The MGMA ARC Committee meeting were held on May 13, 2020. A total of 12 ARC's were reviewed and approved by the committee. A total of 9 ARC final inspections were done and approved. There were 5 ARC forfeits for the month April.
9. **Government Liaison Report-** Mr. Hmara reported that as of June 1st the Village of Royal Palm Beach Offices will be reopening by appointment only and the post office will remain closed. He also mentioned that the crime rate is down 15% from this time last year. The Village of Royal Palm Beach will not be holding any events for the rest of the year.
10. **Committee and Board Liaison Reports**
 - **Golf Course Liaison Report** – Mr. Garramone reported the Golf Course has reopened and has introduced a sushi menu.
 - **Lakes Liaison Report** – Mr. Larsen reported the Lakes are looking healthy due to large amounts of rain we have received over the past week.
 - **Landscape Liaison Report (Seasonal)** – Mrs. Yoss reported the new seasonal flowers have been planted but are not looking good and hope they are looking better in the coming weeks.
 - **Landscape Liaison Report (Grounds)**

- **Activities Liaison Report** – Mr. Holmstock reported that there are no events planned due to Covid-19 but suggested the Board should consider having food trucks in the parking lot of the Clubhouse.
- **Collections/Legal** – None
- **Design Committee** – This will be discussed under Old Business.

11. Old Business

- **New Paint Colors and Roof Tiles**- Mr. Garramone discussed the proposed new paint colors and new roof tiles. Mr. Garramone made a motion to give 14 days' notice per Florida Statutes 720 in regards to the paint color and new roof tiles to residents about the proposed vote for the June Board Meeting. Motion seconded by Mr. Axelberd and unanimously approved.
- **Reserve Study**- Mrs. Peters reported the last Reserve Study for Madison Green was done in 2017. Mrs. Yoss made a motion to get proposals for a new Reserve Study and bring to the next meeting. Motion seconded by Mr. Schenkelberg and unanimously approved.
- **Comcast Update**- Mr. Larsen reported the Board recently approved accepting an offer from Comcast in the amount of \$32,976. Once the association receives paperwork it will then be sent to the Attorney for review.
- **Clubhouse Appointment/Hours**- Mrs. Peters asked the Board did they want to increase the appointment times and increase the load capacity at the pool. The Board agreed to leave it up to the managers to make this decision and continue with the present rules. The Board will schedule a workshop meeting to discuss the opening of the gym.

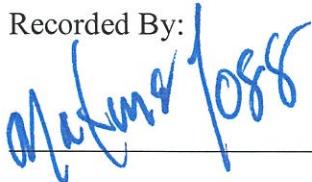
12. New Business

- **Pool Awnings**- Mrs. Loomis asked the Board did they want to replace all of the awnings by the pool and presented 3 proposals. Mr. Holmstock made a motion to approve the proposal from Jones Awning to replace all 3 white awnings on the pool deck in the amount of \$2,400. One awning will be back-charged to Mainguy which they damaged. Motion seconded by Mr. Axelberd and unanimously approved.

13. Open Forum – Mr. Holmstock stated going forward the Association set up an online system for residents to call into Board Meetings in case of an emergency.

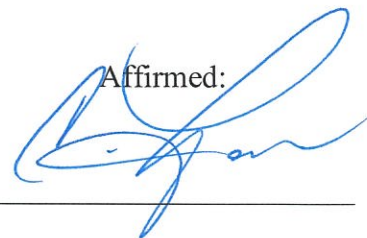
14. Adjournment – Mr. Garramone made a motion to adjourn the meeting at 8:27pm. Motion seconded by Mr. Holmstock and unanimously approved by those present.

Recorded By:



Maxine Yoss
Secretary

Affirmed:



Charles Larsen
President