

MADISON GREEN MASTER ASSOCIATION

Board Meeting

June 24, 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 (Via Phone)
Bernie Holmstock, Director
Dave Schenkelberg, Director

Management

Kerri Peters, Property Manager (Via Phone)
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 6:31 pm.
4. **Pledge of Allegiance.**
5. **Approval of Minutes**
 - **Special Board Meeting-**Mr. Read made a motion to approve the minutes of the Special Board Meeting from March 16, 2020. Motion seconded by Mr. Schenkelberg and unanimously approved by those present.
 - **Closed Board Meeting May 14, 2020-** Mr. Holmstock made a motion to approve the minutes of the Closed Board Meeting from May 14, 2020. Motion seconded by Mr. Yoss and unanimously approved by those present.
 - **Board Meeting May 27, 2020** Mrs. Yoss made a motion to approve the minutes of the Board Meeting from May 27, 2020. Motion seconded by Mr. Holmstock and unanimously approved by those present.
 - **Board Workshop Meeting June 3, 2020** Mr. Read made a motion to approve the minutes of the Board Workshop Meeting from June 3, 2020. Motion seconded by Mrs. Yoss and unanimously approved by those present.
6. **Treasurer's Report**
 - **May's Treasurer Report-**Mr. Read reviewed May's Treasurer's Report.
 - **Audit 2019-** Mr. Read presented the draft 2019 audit to the Board. Mr. Read made a motion to approve the 2019 Audit that was performed by Hafer Accounting. Motion seconded by Mrs. Yoss and unanimously approved.
 - **Recognition Revenue Policy-** Mr. Schenkelberg reported the auditor has advised the Board that they must adopt a resolution recognition revenue policy for accounting purposes. Mr. Schenkelberg made a motion to adopt the resolution of the revenue recognition policy. Motion seconded by Mrs. Yoss and unanimously approved.
7. **Property Manager's Report: -**
8. **ARC Report –** The Assistant Property Manager reported the following are the MGMA ARC activities since the last report given on May 27, 2020. The MGMA ARC Committee meeting were held on May 27 & June 10, 2020. A total of 17 ARC's

were reviewed and approved by the committee. A total of 7 ARC final inspections were done and approved. There were 6 ARC forfeits for the month May.

9. **Government Liaison Report-** Mr. Hmara reported that the 2020 Census has been extended through October 31st. The Village of Royal Palm Beach has set up a Covid 19 compliance team. 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 is doing well.
- **Lakes Liaison Report** – Mr. Larsen reported the Lakes are looking healthy.
- **Landscape Liaison Report (Seasonal)** – Mrs. Yoss reported the new seasonal flowers replaced at the main entrance by Mainguy at no charge to the Association.
- **Landscape Liaison Report (Grounds)- None**
- **Activities Liaison Report** – Mr. Holmstock reported that he has reached to the Mar Bar about having a food truck event, but we would need to sign a hold harmless. Mr. Garramone made a motion to have the food truck event at the Golf Club with a budget not to exceed \$800.00 for signs but must get approval from the insurance company. Motion seconded by Mr. Read. For the motion: Mr. Read, Mr. Garramone and Mr. Holmstock. Against the motion; Mr. Axelberd, Mrs. Yoss, Mr. Schenkelberg and Mr. Larsen. Motion denied.
- **Collections/Legal** – Mr. Schenkelberg reported that there are 15 units that are 2 or more quarters behind. Mr. Schenkelberg made a motion to suspend the following units and not to send to collections for 30 days for this quarter only- 1124 Oakwater Drive, 1146 Oakwater Drive, 1182 Oakwater Drive, 1226 Oakwater, 1247 Oakwater, 1281 Gembrook Court, 1306 Isleworth Court, 1597 Briar Oak Drive, 1718 Annandale Circle, 1849 Waldorf Drive, 2430 Westmont Drive, 2433 Westmont Drive, 2468 Westmont Lane, 2751 Misty Oaks Circle. Motion seconded by Mr. Holmstock and unanimously approved.
- **Design Committee**
 - i. **New Paint Colors and Roof Tiles-** Mr. Garramone made a motion to rescind his motion from the May 27th Board meeting to send out a postcard for the paint colors and new roof tiles. Motion seconded by Mr. Schenkelberg and unanimously approved. Mrs. Loomis suggested changing the roof manufacturers from Crown to Boral and adding Eagle as a backup. Mr. Garramone made a motion to give 14 days' notice per Florida Statutes 720 regarding the paint color and new roof tiles to send out to the residents about the proposed vote for the July Board Meeting. Motion seconded by Mr. Axelberd and unanimously approved.

11. Old Business

- **Expanding Gym Hours-** The Board discussed whether to expand the gym hours to 8pm to allow residents to use the gym after work. There has been a record spike in new cases in the county. Mr. Holmstock made a motion to open the Clubhouse until 8pm each night. Motion seconded by Mr. Read. For motion: Mr. Holmstock, Mr. Garramone and Mr. Read. Against the motion: Mr. Larsen, Mr. Axelberd, Mr. Schenkelberg and Mrs. Yoss. Motion did not carry. The Board will allow extended hours only to 8pm when there is a scheduled association meeting.
- **Reserve Study Proposals-** Mrs. Peters reported she has obtained two proposal for a Reserve Study and recommended using J.R. Frazer as this is the same company that was used three years ago. Mr. Schenkelberg made a motion to

approve the reserve study which includes an appraisal in the amount of \$3,100.00. Motion seconded by Mrs. Yoss and unanimously approved.

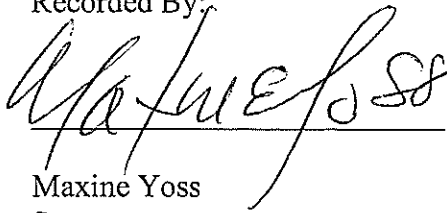
12. New Business

- **Budget and Annual Meeting Dates-** Mr. Larsen presented some budget meeting dates and the annual meeting date. Mr. Read made a motion to approve the budget workshop dates of October 6, 14 and 20th, the annual budget meeting date of November 10th and the Annual Membership meeting on December 14th. Motion seconded by Mrs. Yoss and unanimously approved.
- **Lanai Patio Furniture-** Mrs. Loomis suggested removing and disposing of the old plastic wicker furniture in the Lanai. This will be discussed at another Board Meeting.
- **Closed Board Meeting-** Mr. Garramone reported the Board had a closed meeting to discuss personnel matters. Mrs. Loomis will continue to work on getting her CAM license and Mrs. Peters will continue working remotely as the property manager.
- **Resignation-** Mr. Schenkelberg announced that he would resigning from the Master Board on July 1st.

13. Open Forum

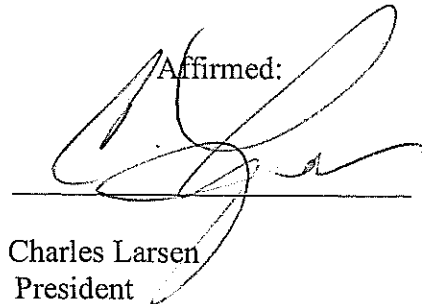
14. **Adjournment** – Mr. Larsen made a motion to adjourn the meeting at 9:04pm. Motion seconded by Mr. Read and unanimously approved.

Recorded By:



Maxine Yoss
Secretary

Affirmed:



Charles Larsen
President