

# MADISON GREEN MASTER ASSOCIATION

## Special Board Meeting

July 29, 2020 at 6:30 pm  
Madison Green MarBar

### Officers and Directors

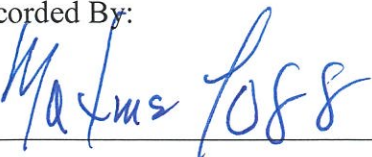
Charlie Larsen, President  
Gary Garramone, Vice President  
Paul Read, Treasurer  
Maxine Yoss, Secretary  
Mike Axelberd, Director  
Bernie Holmstock, Director  
Neil Wallach, Director (Absent)

### Management

Kerri Peters, Property Manager (Via Phone)  
Kristin Loomis, Assistant Manager

- **Established a Quorum**
- **Affirmation of Proper Notice:** Mr. Larsen stated the meeting was properly noticed and in accordance with the By-Laws and a quorum was present.
- **Called to Order:** Mr. Larsen, President, called the meeting to order at 6:00 pm.
- **Pledge of Allegiance.**
- **Clubhouse Roof** – Mrs. Loomis reported the agreement that was sent over from Altec Roofing that was approved was not satisfactory. Mr. Holmstock made a motion to approve the proposal from Roofing System not to exceed \$76,000 to replace the Clubhouse roof only if the insurance does not cover the roof replacement due to Hurricane Irma. Motion seconded by Mr. Axelberd and unanimously approved.
- **Clubhouse Update-** Mrs. Loomis stated the Clubhouse mold remediation is completed and that the Association is waiting for the air quality test to come back.
- **Proposed Paint Color Schemes and Roof Tiles** – Mrs. Peters reported that the Attorney clarified the Board could approve the proposed Paint color schemes and roof tiles as it was tabled at the last meeting and announced for a Special Meeting. Mr. Garramone made a motion to approve the proposed New Paint Color Schemes and Roof Tiles and not grandfather any of the old color schemes except for repairs. Motion seconded by Mr. Holmstock and unanimously approved. This final version will now be mailed out to all residents and will take effect 30 days after it has been mailed.
- **Proposed By-Law Change-** Mr. Garramone made a motion to mail out the proposed by Law change what will be voted on at the Board Meeting on August 26<sup>th</sup>, 2020. Motion seconded by Mr. Holmstock and unanimously approved
- **Adjournment** – Mr. Holmstock made a motion to adjourn the meeting at 7:20pm. Motion seconded by Mr. Garramone and unanimously approved.

Recorded By:



Maxine Yoss  
Secretary

Affirmed:



Charles Larsen  
President