

# MADISON GREEN MASTER ASSOCIATION

## Board Meeting

August 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  
Bernie Holmstock, Director  
Neil Wallach, 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 6:31 pm.
4. **Pledge of Allegiance.**
5. **Approval of Minutes**
  - **Board Meeting Minutes, July 22, 2020-** Mrs. Yoss made a motion to approve the minutes of the Board Meeting from June 24, 2020. Motion seconded by Mr. Axelberd and unanimously approved.
  - **Special Board Meeting Minutes, July 29, 2020-** Mr. Axelberd made a motion to approve the minutes of the Special Board Meeting from July 13, 2020. Motion seconded by Mr. Axelberd and unanimously approved
6. **Treasurer's Report**
  - **July treasurer's report-** Mr. Read reviewed the July Treasurer's Report.
7. **Property Manager's Report:** - Mr. Larsen reported the property manager report is available as a handout.
8. **ARC Report** – Mr. Larsen reported the ARC report is available has a handout.
9. **Government Liaison Report-** Mr. Hmara reported that the county is thinking about going into phase 2 for Covid-19. He also reported the Royal Palm Beach parks will be opening this Saturday. The Village of Royal Palm Beach parks has been feeding south Florida for approx. 4 months now and will continue to do so every Wednesday at commons park until the end of the year. Mt Feiertag reported that the tax bill for 2020 has increased this year for Madison Green residents. He also stated that Indian Trails is looking at doing a reserve study.
10. **Committee and Board Liaison Reports**
  - **Golf Course Liaison Report** – Mr. Garramone reported the Golf has been closed for a few days this week as they are air rating the course. He also stated they will be starting a junior league.
  - **Lakes Liaison Report** – Mr. Larsen reported that lakes 1,2,3,8 and 9 were treated for invasion weeks and lakes 4,18 and 21 were treated for algae.

- **Landscape Liaison Report (Seasonal)** – Mrs. Yoss reported the seasonal flowers are doing well and will stay in play until it is time to plant the holiday flowers.
- **Landscape Liaison Report (Grounds)- None**
- **Activities Liaison-** Mr. Holmstock reported that due to Covid-19 the Association does not have any planned activities at this time.
- **Collections/Legal** – Mrs. Peters reported that there are 14 homeowners that are two or more quarter delinquent. Mr. Holmstock made a motion to suspend the following units and not to send to collections for 30 days for this quarter only- 1188 Oakwater Drive, 1160 Oakwater Drive, 1142 Oakwater Drive, 2041 Reston Circle, 1766 Annandale Circle, 1448 Briar Oak Drive, 1532 Running Oak Lane, 2934 E Fontana Court, 2267 Ridgewood Circle. 2302 Ridgewood Circle, 2433 Westmont Drive, 2405 Westmont Lane, 269 Saratoga Blvd and 1823 Waldorf Drive. Motion seconded by Mr. Wallach and unanimously approved.
- **Design Committee** – Mr. Larsen reported since the New Paint Color Schemes and Roof tiles are approved, this committee is dissolved.

#### 11. Old Business

- **Paint Color Schemes and Roof Tiles-** Mrs. Loomis stated there were 3 typos in the recently mailed new paint color schemes and roof tiles. After consulting with the Association Attorney, she has recommended making a motion for the corrections. Mr. Garramone made a motion to make the following corrections- Color Scheme H, trim option O- change the name from Urban Jungle to Relaxed Khaki, Color Scheme K, front and garage doors- change the name from DF Dovetail to DF Gibraltar and Color Scheme L, front and garage doors- change the name from DF Dovetail to DF Gibraltar and change the spelling from Dovetale to Dovetail and Gibraltar to Gibraltar. Motion seconded by Mrs. Yoss and unanimously approved.
- **Proposed Bylaw Change** – Tabled
- **Renovation Committee-** Mr. Larsen reported that the association has established a renovation committee.

#### 12. New Business

- **Pump Station Affirmation-** Mrs. Peters reported the Board had an emergency vote via email to approve the repairs of the Pine Road Pump Station. Mr. Holmstock made a motion to affirm the proposal from Hydro Dynamics in the amount of \$8,253.00 to repair the Pine Road Pump Station which will come out of the reserve account. Motion seconded Mrs. Yoss and unanimously approved.
- **Playground Awning-** Mrs. Peters reported the playground awning has a tear in it and is looking to see if it can be repaired before getting a replacement proposal.
- **ARC Alternate-** Mrs. Loomis reported a resident has asked to be an alternate on the ARC Committee.
- **New Lobby TV Spreadsheet-** Mrs. Loomis reported that she has received requests for several Board Members to install a bigger TV in the lobby. Mr. Garramone made a motion to approve the purchase of an 82-inch TV not to exceed \$1,599.00 a sound bar not to exceed \$500 and installation not to exceed \$400.00. Motion seconded by Mr. Holmstock. Motion seconded by Mr. Holmstock and unanimously approved.

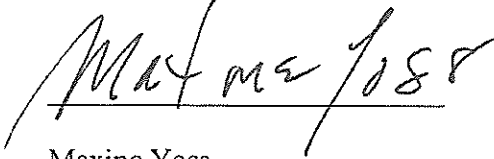
- **Lanai Makeover-** Mr. Holmstock presented some design ideas for the Lanai. Mr. Holmstock made a motion to establish lanai makeover committee. Motion seconded by Mr. Axelberd and unanimously approved. Mr. Axelberd and Mr. Wallach will also be on the committee.
- **Holiday Lighting Proposal -** Mrs. Loomis reported she has obtained three proposals for this year holiday lights. Mr. Holmstock made a motion to approve the proposal from Lighting by Design in the amount of \$12,126.00. Motion was seconded by Mrs. Yoss and unanimously approved. Mr. Holmstock made a motion to turn on the holiday lights on November 1<sup>st</sup>. Motion seconded by Mr. Axelberd. For the motion: Mr. Larsen, Mr. Holmstock, Mr. Garramone, Mr. Wallach and Mr. Axelberd. Against the motion: Mrs. Yoss and Mr. Read. Motion carried.

**13. Open Forum**

- A resident was asking if the Board was going extend the hours at the Clubhouse. Mr. Garramone made a motion for management to come up with a plan with staffing by September 4<sup>th</sup> on extending the closing hours. Motion seconded by Mr. Holmstock and unanimously approved.
- A resident wants to bring other kids from the neighborhood into the Clubhouse, but no guests are allowed at this time due to Covid-19. The Board has agreed to allow residents to bring other residents into the Clubhouse provided the email has the consent of the parents.
- The Board discussed the appointment system. Mr. Holmstock made a motion to use the appointment system for the gym only. Motion seconded Mrs. Yoss and unanimously approved.

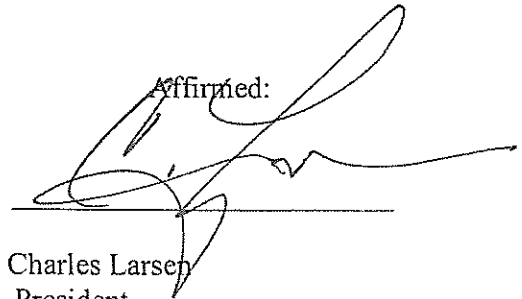
**14. Adjournment** – Mr. Holmstock made a motion to adjourn the meeting at 8:45pm. Motion seconded by Mrs. Yoss and unanimously approved.

Recorded By:



Maxine Yoss  
Secretary

Affirmed:



Charles Larsen  
President