

# MADISON GREEN MASTER ASSOCIATION

## Board Meeting

September 23, 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

Kristin Loomis, Property Manager  
Morgan Lyons- Admin. Assistant

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 6:32 pm.
4. **Pledge of Allegiance.**
5. **Approval of Minutes**
  - **Board Meeting Minutes, August 26, 2020-** Mr. Wallach made a motion to approve the minutes of the Board Meeting from August 26, 2020. Motion seconded by Mr. Axelberd and unanimously approved.
6. **Treasurer's Report- None**
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 Palm Beach County is now in phase 2 for Covid-19. He also reported that the Green Market will open back up on October 10 at the village hall. The Village of Royal Palm Beach has also been taking part in Feeding for South Florida every Wednesday and will continue to do so until the end of October. Volunteers are encouraged every Wednesday at 7:30 A.M. Friday nights at common park will now be rotating between movie night and concerts in the park. Food trucks will also be on site.
10. **Committee and Board Liaison Reports**
  - **Golf Course Liaison Report** – Mr. Garramone reported the Golf Course is open and is still having Thursday night scramble.
  - **Lakes Liaison Report** – Mr. Larsen reported that the lakes are good.
  - **Landscape Liaison Report (Seasonal)** – Mrs. Yoss reported the flowers look great and there is nothing new to report.
  - **Landscape Liaison Report (Grounds)- None**
  - **Activities Liaison-None**
  - **Collections/Legal** – Mrs. Loomis Five homeowners that were previously suspended will be sent over to the attorney in the next week.

- **Refresh Committee** –Mr. Holmstock reported that the committee had their first meeting last week with 7 attendees. He also reported there will be another meeting tomorrow, September 24, 2020 at 6:30 P.M.

#### 11. Old Business

- **Proposed Bylaw Change** – Tabled

#### 12. New Business

- **Newsletter** – Joe Gall reported that after 12 years of doing the newsletter he has found a new person to take over the newsletter. He reported that the newsletter will be no charge to us, will be mailed out instead of hand delivered and have a better presentation.
- **ARC Alternate**-Mrs. Loomis reported that the ARC committee member Marzenka Button would like to be switched from a permanent member to an alternate and committee member Angel Maldonado would like to switch from an alternate to a permanent member. Mr. Axelberd made a motion to switch Markzenka Button from a permanent member to an alternate and Angel Maldonado from an alternate to a permanent member. Motion was seconded by Mr. Holmstock
- **Playground Awning**- Mrs. Loomis reported that she received three quotes for the playground awning, and she would recommend Awning Stars. Mr. Holmstock made a motion to go with Awning Stars for the replacement of the playground awning in the amount of \$4,300.00. Motion was seconded by Mr. Axelberd.
- **Proposed color schemes for the Estates, Palm Estates and Royal Estates**- Mrs. Loomis reported the new color schemes for the Estates, Palm Estates and Royal Estates. She reported that eight color schemes were requested to be grandfathered in for these three sub-associations since they have different builders than the others. Mr. Wallach made a motion to grandfather in the color schemes that exist in all the communities. The motion was seconded by Mr. Axelberd. For the motion: Mr. Larsen, Mr. Read, Mrs. Yoss, Mr. Axelberd and Mr. Wallach. Against the motion: Mr. Holmstock and Mr. Garramone. Motion carried.

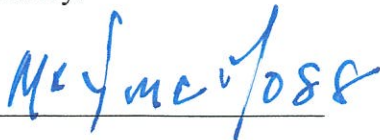
#### 13. Open Forum

- Suggestion was made to add wave style hand sanitizer station to promote more usage
- A resident asked if the hours will be changing. It was then agreed upon that the hours will stay in place for now and we will revisit the hours after daylight savings time is in effect.

#### 14. Adjournment

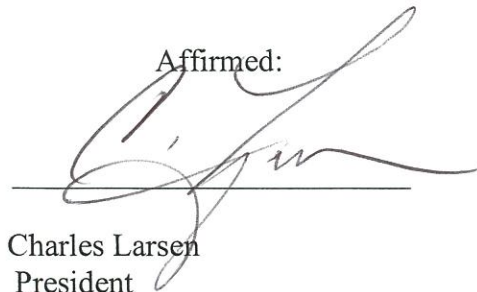
Mr. Larsen made a motion to adjourn the meeting at 8:54pm. Motion seconded by Mrs. Yoss and unanimously approved.

Recorded By:



Maxine Yoss  
Secretary

Affirmed:



Charles Larsen  
President