

MADISON GREEN MASTER ASSOCIATION

Board Meeting

October 28, 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
Neil Wallach, Director

Management

Kristin Loomis, Property Manager
Morgan Lyons, Administrative Assistant

AGENDA

1. **Establish Quorum**
2. **Affirmation of Proper Notification:** Mr. Larsen stated the meeting was properly noticed and in accordance with the By-Laws and a quorum was present.
3. **Call to Order:** Mr. Larsen, President, called the meeting to order at 6:35 pm.
4. **Pledge of Allegiance**
5. **Approval of Minutes**
 - **Ratified Special Board Meeting Minutes July 29, 2020:** Mr. Axelberd made a Motion to approve the minutes of the Board Meeting from July 29, 2020. Motion seconded by Mr. Holmstock and unanimously approved.
 - **Board Meeting Minutes September 23, 2020:** Mr. Holmstock made a Motion to approve the minutes of the Board Meeting from September 23, 2020. Motion seconded by Mr. Axelberd and unanimously approved.
6. **Treasurer's Reports**
 - **August & September's Treasurer's Report:** Mr. Larsen reported that both this month and last month's Treasurer's Report was distributed to the Board and Residents.
 - **Property Manager Report:** Mr. Larsen reported that the Property Manager Report was distributed to the Board and Residents.
7. **ARC Report- Assistant Manager:** Mr. Larsen reported that the ARC Report was distributed to the Board and Residents.
8. **Government Liaison Report- Jeff Hmara-** Mr. Hmara noted that the election was coming up next week on November 3rd and reminded us all to vote as it is an important civic duty. Mr. Hmara also stated that you can still early vote up until November 1st and you can get more information at pbcelections.org. He also reminded us that the Green Market is back and there will be Friday night activities at Commons Park ranging from movies to concerts in the park.

9. Committee and Board Liaison Reports

- **Golf Course Report:** Mr. Garramone reported that everything is good with the Golf Course and there is no new news.
- **Lakes Report:** Mr. Larsen reported the Lilly's have been treated.
- **Landscaping Report (Seasonal Flowers):** Mrs. Yoss reported that the Holiday flowers will be planted on November 2.
- **Landscaping Report (Grounds):** none
- **Activities Report:** none
- **Collections/Legal Report:** Mrs. Loomis reported that of the five people with the Attorney all have paid except for one resident.
- **Clubhouse Refresh:** Mr. Holmstock reported that they are trying to find one more designer to present to the Refresh committee their ideas, then they will pick a designer to present to the Board. Mr. Holmstock also stated that the MG Refresh website (mgrefresh.com) is where you can find meeting dates and the scope of work for the project.

10. Old Business

- **Proposed Bylaw Change:** Tabled
- **Color Schemes Motion Clarification:** Mr. Axelberd made a Motion to rescind the previous Motion to grandfather in the color schemes that exist in all the communities. The Motion was seconded by Mr. Wallach, the Motion was unanimously approved. Mr. Axelberd made a Motion to allow homeowners the option to keep their existing color scheme of their home or if they would like to change, it must be from the new color schemes. The Motion was seconded by Mr. Holmstock. For the Motion: Mr. Holmstock, Mr. Larsen, Mrs. Yoss, Mr. Axelberd and 2 Abstained: Mr. Wallach and Mr. Garramone, Motion carried.
- **Clubhouse Covid Updates:** Mrs. Loomis proposed to close on weekends at 7 pm and open the clubhouse daily at 7 am. Mrs. Loomis also proposed to put a few tables with the umbrellas by the pool area.

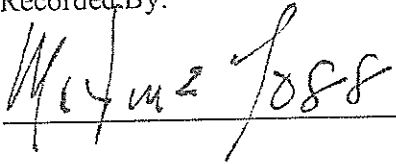
11. New Business

- **Hydro Dynamics New Pump Proposal:** Mr. Holmstock made a Motion to replace the pine road pump for \$2,900. The Motion was seconded by Mr. Garramone, Motion carried.
- **Tile Proposal for Men's Bathroom:** Mr. Wallach made a Motion to replace the tile in the men's bathroom for \$1,851.00. The Motion was seconded by Mr. Holmstock, and unanimously approved.
- **Proposed Amendment Change #1:** Mr. Wallach made a Motion to propose to the members to have a \$1,000.00 capital contribution fee to be approved by the members. Mr. Axelberd seconded the Motion. For the Motion, Mr. Wallach, Mr. Axelberd, Mr. Larsen. Mrs. Yoss, Against the Motion: Mr. Garramone, Abstained: Mr. Holmstock, Motion carried.
- **Proposed Amendment Change #2:**
Mr. Holmstock made a Motion to propose to the members to amend Article VII, Section 7.3 of the Declaration of Covenants to allow us to collect 1% of 12

months of association dues whichever is less in the event of a foreclosure. Mr. Wallach seconded the Motion and unanimously approved.

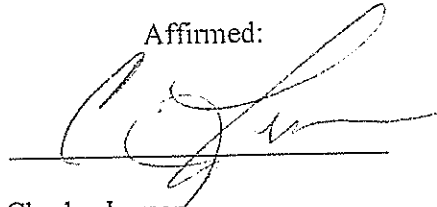
- **Annual Flowers Proposal-** Mrs. Yoss made a Motion to approve the Holiday flowers for \$4,255.00 dollars. Motion seconded by Mr. Axelberd; and unanimously approved.
 - **Mulch Proposal:** Mrs. Yoss made a Motion to go with East Coast Mulch for no more than \$9,000.00. Mr. Holmstock seconded the Motion and unanimously approved.
- 12. Open Forum:** Mrs. Loomis reported that the Holiday lights will be turned on Monday, November 1st.
- 13. Adjournment:** Mr. Larsen made a Motion to adjourn the meeting at 8:52pm. Motion seconded by Mrs. Yoss and unanimously approved by all in attendance.

Recorded By:



Maxine Yoss
Secretary

Affirmed:



Charles Larsen
President