

# MADISON GREEN MASTER ASSOCIATION

## Board Meeting

January 27, 2021 at 6:30 pm  
Madison Green Clubhouse

### Officers and Directors

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

### Management

Kristin Loomis, Property Manager  
Morgan Lyons, Administrative Assistant

#### **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 6:31 pm.

#### **4. Pledge of Allegiance**

#### **5. Approval of Minutes**

- **Board Meeting December 16, 2020** - Mr. Wallach made a motion to approve the minutes from the December 16, 2020 board meeting. Motion seconded by Mr. Garramone and was unanimously approved.

#### **6. Treasurer's Reports**

- **January's Treasurer's Report:** Mr. Larsen reported there is no treasurer's report for this month.

**7. Property Manager Report** – Mr. Larsen stated the Property Manager's Report was available as a handout.

**8. ARC Report- Assistant Manager** – Mr. Larsen stated that the ARC Report was available as a handout.

**9. Government Liaison Report-** Jeff Hmara: Mr. Hmara informed the audience and board members that there will be a live streamed meeting to discuss the State Road 7 expansion. He also reported that the location for mass vaccinations for Covid-19 will be relocating from the location at John Prince Park to The Fairgrounds. Also Mr. Hmara reported that the Acreage is looking to become a city.

#### **10. Committee and Board Liaison Reports (As Needed)**

- **Golf Course Report:** Mr. Garramone reported the Golf Course has been getting ready for peak season and been cleaning up their landscaping. He also reported that the banquet hall is slow but has been holding some small events.
- **Lakes Report:** Mr. Larsen reported that everything looks great with the lakes.
- **Landscaping Report (Seasonal Flowers)** – Mr. Larsen reported that the seasonal flowers are looking good.
- **Landscaping Report (Grounds)** - Nothing to report from Mr. Axelberd
- **Activities Report** – Mr. Larsen reported that there are no activities at this time.
- **Collections/Legal Report** – Mrs. Loomis had nothing to report.

#### **11. Old Business**

- **Renovation Update-** Mrs. Loomis reported that the furniture has been ordered and so has the flooring. She also reported that the paint colors that we are choosing for the clubhouse will be a grey color for the walls and that the samples are up on the walls if anyone is interested in giving their opinion.

#### **12. New Business**

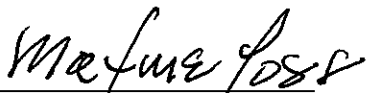
**Door Project/Lanai Windows** – Mrs. Loomis discussed making a capital improvement in the Lanai to replace the leaky windows and doors that are plexi-glass to floor to ceiling impact glass windows and replace all the doors in the lanai. The lead time would be 3 months. Mr. Wallach made a motion to approve the floor to ceiling window project in the lanai and the replacement of doors to not exceed \$55,000.00. Mr. Axelberd seconded the motion. For the motion: Mr. Axelberd, Mr. Larsen and Mr. Wallach. Against the motion Mr. Garramone. The motion was passed.

- **Gutters** – Mrs. Loomis reported that we need to have the gutters installed. Mr. Axelberd motioned to approved Family Gutters for the amount of \$3,425.00 to install new gutters. Mr. Wallach seconded the motion and was unanimously approved.
- **Royal Palm’s bug treatment** – Mrs. Loomis stated that it was the time of year for our Royal Palms on the property to be treated for Royal Palm Bug. Mr. Wallach made a motion to approve Ringler Landscaping to treat the Royal Palm’s. Mr. Axelberd seconded that motion and was unanimously approved.
- **ARC Committee Members** – Mrs. Loomis stated that Kathy Cottier has resigned as Chairman of the ARC Committee. Mrs. Loomis looked for a motion to make Steve Marionakis a full-time member of the ARC Committee. Mr. Wallach made a motion to make Steve Marionakis a full-time member of the ARC committee. Mr. Axelberd seconded the motion and was unanimously approved.
- **Board Vacancy:** Mr. Larsen stated there was a vacancy on the board and resumes to fill the position are due by February 5, at 5pm.

### 13. Open Forum

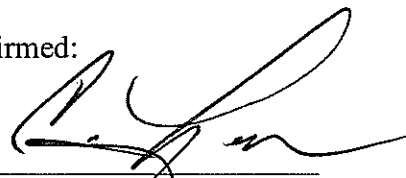
**14. Adjournment** – Mr. Larsen made a motion to adjourn the meeting at 7:48pm. Mr. Wallach seconded the motion and was unanimously approved.

Recorded By:

  
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Secretary

*Marlene Joss*

Affirmed:

  
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Charles Larsen  
President