

# MADISON GREEN MASTER ASSOCIATION

## Board Meeting

December 16, 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 (absent)  
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 6:33 pm.

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

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

- **Board Meeting November 18, 2020** - Mr. Wallach made a motion to approve the minutes from the November 18, 2020 board meeting. Motion seconded by Mr. Axelberd and was unanimously approved.
- **Board Re-Organization Meeting December 14, 2020** - Mr. Wallach made a motion to approve the minutes from the Board Re-Organization Meeting from December 14, 2020. Motion seconded by Mr. Axelberd and was unanimously approved.

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

- November Treasurer's Report: Mr. Read stated this month's Treasurer's was not ready and will be ready next 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 reported that the food distribution for Feeding South Florida at commons park will be continuing through January and will take place on Wednesdays. If you want to see some beautiful holiday lights Mr. Hmara stated that there is a nice place to drive through near commons park and the last concern of the year was last week. Mr. Hmara also stated that if you would like to run for one of the two open seats in the Village council you need to be slated by January.

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

- **Golf Course Report:** Mr. Garramone reported the Golf Course has been busy and the MarBar has reopened.
- **Lakes Report:** Mr. Larsen reported that everything looks good with the lakes.
- **Landscaping Report (Seasonal Flowers)** – Mr. Yoss reported the seasonal flowers are planted, blooming and looking wonderful.
- **Landscaping Report (Grounds)** - Nothing to report from Mr. Axelberd
- **Activities Report** – Mr. Holmstock reported there is no activities in the foreseeable future due to the pandemic.

- **Collections/Legal Report** – Mrs. Loomis reported that of the 13 suspended accounts seven of them are being sent to the attorney.
- **Refresh Committee Designer Recommendation** – The Refresh Committee had a designer come in to present ideas for the MGMA Clubhouse Refresh. Mr. Wallach made a motion to not exceed \$33,000 floor, furniture and other remodeling expenses. Mr. Holmstock seconded the motion and was unanimously approved. Mr. Wallach made a motion to approve option number two that was presented for the lanai, hallway, foyer and great room to not exceed \$70,000. Mr. Axelberd seconded the motion, the motion was passed. For the motion, Mr. Holmstock, Mrs. Yoss, Mr. Read, Mr. Wallach, Mr. Larsen and Mr. Axelberd. Against the motion, Mr. Garramone.

**11. Old Business**

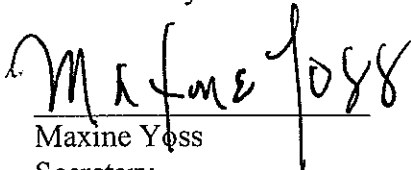
**12. New Business**

- **Re-Affirmation of Committee Appointments** – Mr. Larsen made a motion to keep the Liaisons for the Committees the same as 2020. Mr. Wallach seconded the motion and was unanimously approved.
- **Affirmation of Signatories on MGMA Accounts** - Mr. Larsen was looking for a motion to approve Mr. Read, Mrs. Yoss and Mr. Larsen as the signatories on the account. Mr. Wallach made a motion to affirm the Signatories on the account which are Mr. Read, Mrs. Yoss and Mr. Larsen. Motion seconded by Mr. Holmstock and unanimously approved.
- **Pool Resurfacing** – Mrs. Loomis stated the pool needed to be redone due to cracks, leaks and missing tiles. Mr. Holmstock made a motion to approve Get Wet Pools for \$59,691.23 to resurface and retile the pool.
- **Gutters** – Mrs. Loomis stated that the gutters needed to be tabled till next meeting.

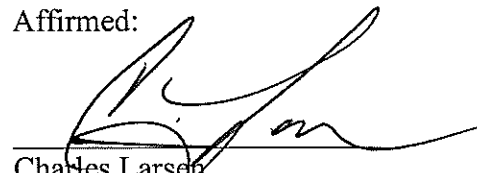
**13. Open Forum**

**14. Adjournment** – Mr. Wallach made a motion to adjourn the meeting at 8:57pm. Mr. Axelberd seconded the motion and was unanimously approved.

Recorded By:

  
 Maxine Yoss  
 Secretary

Affirmed:

  
 Charles Larsen  
 President