

MADISON GREEN MASTER ASSOCIATION

Board Meeting

February 17, 2021 at 6:30 pm
Madison Green Clubhouse

Officers and Directors

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

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 6:32 pm.
- 4. Pledge of Allegiance**
- 5. Approval of Minutes**
 - **Board Meeting January 27, 2021-** Mr. Axelberd made a motion to approve the minutes from the January 27 2021 board meeting. Motion seconded by Mr. Garramone and was unanimously approved.
- 6. Treasurer's Reports**
 - **January Treasurer's Report** – Mr. Read reported that the January Treasurer's report was available as a handout for review.
- 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-** Mr. Hmara stated that the State Road Expansion is expected to begin in January of 2022. Also, that there has been a shortage of vaccinations in our area and the county is working hard to get more vaccines. Finally, Mr. Hmara stated that Feeding South Florida is still meeting Wednesday mornings at common park if anyone is interested in volunteering.
- 10. Committee and Board Liaison Reports (As Needed)**
 - **Golf Course Report** – Mr. Garramone reported that the golf course is looking busy and they have been keeping up with their landscaping.
 - **Lakes Report** – Mr. Larsen reported that many of the lakes have been treated and that lakes 9 and 12 have had their Lilies removed.
 - **Landscaping Report (Seasonal Flowers)** – Nothing to report from Mrs. Loomis
 - **Landscaping Report (Grounds)** – Nothing to report from Mr. Axelberd
 - **Activities Report** – Nothing to report from Mr. Larsen
 - **Collections/Legal Report** - Mrs. Loomis reported there were 20 accounts that were two or more quarters delinquent. 15 are to be suspended. Mr. Axelberd made a motion to suspend the following units and not to send to collections for 30 days for this quarter only; 1103 Oakwater Drive, 1112 Oakwater Drive, 1160 Oakwater Drive, 1236 Oakwater Drive, 1282 Gembrook Court, 1501 Running Oak Lane, 2019 Reston Circle, 2041 Reston

Circle, 2086 Reston Circle, 2263 Ridgewood Circle, 2405 Westmont Drive, 2602 Arbor Lane, 261 Saratoga Blvd. E., 2934 E. Fontana Court and 3016 Rockville Lane. Motion seconded by Mr. Garramone and was unanimously approved.

11. Old Business

- **Renovation Update** – Mrs. Loomis reported that the renovation is coming along great. The pool resurfacing and retiling is underway now and is expected to be done in four to six weeks.
- **Vacant Board Position** - Mr. Larsen reported that there were some interested candidates for the vacant board position but they were not qualified. He stated that we are still looking for someone to fill that spot.

12. New Business

- **Tree Trimming Quote** – Mrs. Loomis reported that the trees on the entire property need to be trimmed. She stated that three bids were put out and only two companies got back to us with proposals. Mr. Axelberd made a motion to accept Mainguy to trim the trees for the price of \$27,975.00. Mr. Read seconded the motion and was unanimously approved.
- **ARC Rules and Guidelines** – Mrs. Loomis reported that there were some changes that needed to be changed in the ARC Rules and Guidelines document. The first change is bullet point five under Driveway/Walkway. It currently reads “Description or photo of product and color to be used.” The proposed change is to read “Description and photo of current driveway/walkway and product and color to be used.” The second change is bullet point four under Fencing. It currently reads “Drawing on a copy of the survey of the locations of the proposed fence or gates.” The proposed change is to read “Drawing on a copy of the survey of the locations of the proposed fence or gates in highlighter or red ink.” The third change is bullet point number five found under Fencing. It currently reads “Description of the fence (material, type, color, and height).” The proposed change is to read “Description of the fence (material, type, color, and height) along with photos of all sides of the backyard.” The fourth change is bullet point five under Flagpoles. It currently reads “Description or photo of product and color to be used.” The proposed change is to read “Description and photo of product and color to be used.” The fifth change is bullet point five under Front Door Replacements. It currently reads “Description or photo of product and color to be used.” The proposed change is to read “Description and photo of current door and replacement door and color to be used.” The sixth change is to add a bullet point under the fourth bullet point under Painting. The proposed change is to read “The Homeowner must indicate the color of their roof tile and the current/new paint color scheme selected for their home including front and garage door colors.” The seventh change is bullet point four under Painting Limitations and Restrictions. It currently reads “Garage doors can be painted an approved brown color (MGMA BOD 7/29/20) or black as long as it is an approved accent color for the Color Scheme (7/29/20). The proposed change is to read “Garage doors can be painted an approved Brown, Black, or Grey color if it is an approved accent color for the Color Scheme (7/29/20).” The eighth change is to remove the sentence “The Homeowner will be given a color swatch when their Architectural Change Application is approved.” This line will be deleted and is found in bullet point seven under Painting Limitations and Restrictions. The ninth change is to add a bullet point under Roof Replacement Limitations and Restrictions reading “Roof manufacture must be Boral or Eagle and must be Single, Double Barreled or Stone Coated Metal. Flat roofs are not permitted (MGMA BOD 7/29/20).” The tenth change is bullet point four under Roof Replacement Limitations and Restrictions. It currently reads “Stone Coated metal roof material approved (MGMA BOD 07/29.2020).” The proposed change is to read Boral Stone Coated metal roof material approved (MGMA BOD 7/29/20).” The eleventh and final

change is bullet point five under Screen Enclosure, Patio, or Awning. It currently reads "Description or photo of product and color to be used." The proposed change is to read "Description and photo of product and color to be used." Mr. Axelberd made a motion to approve these changes to the ARC Rules and Guidelines document. Mr. Wallach seconded the motion and was unanimously approved.

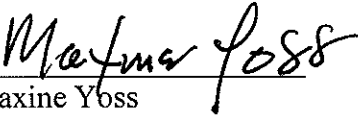
- **Re-affirmation of ARC Member Changes** - Mr. Larsen stated that there was a personnel change on the ARC committee at the closed-door meeting prior to the start of this meeting. He stated a new member was then added to fulfill the spot.

13. Open Forum

- Mrs. Loomis reported that the fiber conversion for comcast is set to go and we need to decide if we would like them to move forward removing the green boxes. Mr. Axelberd made a motion to go ahead with the fiber conversion. Mr. Garramone seconded the motion and was unanimously approved.


14. Adjournment: Mr. Larsen made a motion to adjourn the meeting at 8:07 pm. Mr. Wallach seconded the motion and was unanimously approved.

Recorded By:



Maxine Yoss
Secretary

Affirmed:



Charles Larsen
President