

MADISON GREEN MASTER ASSOCIATION
2003 Crestwood Blvd Royal Palm Beach, FL 33411

Board Meeting

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

Officers and Directors

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

Management

Kristin Loomis, Property Manager
Makayla Williams, 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 6:30 pm.
- 4. Pledge of Allegiance**
- 5. Approval of Minutes**
 - **Board Meeting September 22, 2021** – Mr. Larsen made a motion to approve the minutes from the September 22, 2021 board meeting. Motion seconded by Mr. Read and was unanimously approved.
- 6. Treasurer's Reports**
 - September Treasurer's Report: Mr. Read
- 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 the ARC Report was available as a handout.
- 9. Government Liaison Report** – Mr. Hmara reported that the Village of Royal Palm Beach is breaking ground on building the new Village Hall. Mr. Hmara explained the project will take around 2 years and the old Village Hall will remain in place until the building is completed.
- 10. Committee and Board Liaison Reports**
 - **Golf Course Report** – Mr. Garramone reported the Golf Course has performed renovations inside the ballroom and Mar Bar and that they are continuing to work on making the Golf Course a better experience for people.
 - **Lakes Report** – Mr. Larsen reported that the lake company came out and treated lake number 5 for the overgrowth of lily pads. Mr. Larsen stated the rest of the lakes are doing well.
 - **Landscaping Report (Seasonal Flowers)** – Mrs. Loomis reported that the landscape company will be installing the Annual flowers the week of November 9th.
 - **Landscaping Report (Grounds)** – Mr. Axelberd had nothing to report.
 - **Activities Report** – Mr. Larsen had nothing to report.
 - **Collections/Legal Report** – Mrs. Loomis reported that out of the 187 small balance letters sent out last month, 26 residents have paid of their balance so far. Mrs. Loomis also stated that the Tops Autopay portal is working out really well for the residents.

11. Old Business

- **Comcast Update** – Mrs. Loomis reported that Comcast has officially shut down the old plant and have removed all of their pedestal boxes from all 12 sub associations. The remaining pedestal boxes are AT&T boxes.
- **Clubhouse Lighting** – Mr. Larsen states the board will continue to table the discussion at this time.

12. New Business

- **Irrigation Repair-Affirmation** – Mrs. Loomis reported that the board had to emergency vote via email to repair the Irrigation mainline at the intersection of Okeechobee and Crestwood. Mr. Axelberd made a motion to affirm the proposal from Ringler Landscape in the amount of \$2,200.00 to repair the Irrigation mainline. Mr. Garramone seconded the motion and it was unanimously approved.
- **Pool Filter Replacement** – Mrs. Loomis stated 120 filters in the pool needed to be replaced. Mr. Axelberd made a motion to approve the pool filters in the amount of \$5,138.00. Mr. Read seconded the motion and it was unanimously approved.
- **Coconut Tree Trimming Proposal** – Mrs. Loomis stated she received 3 landscape quotes to trim the Coconut Palms. Mr. Axelberd made a motion to approve the Coconut Tree Trimming not to exceed \$7,300.00. Mr. Read seconded the motion and it was unanimously approved.
- **Annual Flower Proposal** – Mrs. Loomis reported that she received a quote from Ringler landscaping to install the Annual Flowers. Mr. Read made a motion to approve the Annual Flowers in the amount of \$3,712.50. Mr. Axelberd seconded the motion and it was unanimously approved.
- **Board Opening** – Mr. Larsen stated Mr. Wallach has purchased a home in South Florida and has resigned from his position as a director on the board which will create a vacancy on the board. Mr. Axelberd made a motion to acknowledge the resignation of Neil Wallach and appoint the open director seat on the board to Joanne Diasio. Mr. Garramone seconded the motion and it was unanimously approved.

13. Open Forum – There was a discussion on discontinuing the appointment system for the gym. The board agreed to discontinue the appointment system for the gym, effective November 1st. The board would like to keep the gym closed from 12:30 pm to 1:00 pm for daily cleaning.

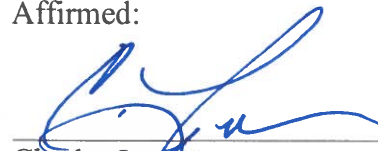
14. Adjournment - Mr. Larsen made a motion to adjourn the meeting at 7:21 pm. Mr. Axelberd seconded the motion and it was unanimously approved.

Recorded By:



Mike Axelberd
Secretary

Affirmed:



Charles Larsen
President