

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

Board Meeting

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

Officers and Directors

Charlie Larsen, President
Gary Garramone, Vice President
Paul Read, Treasurer
Mike Axelberd, Secretary (Absent)
Joanne Diasio, Director

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 October 27, 2021** – Mr. Read made a motion to approve the minutes from the October 27, 2021 board meeting. Motion seconded by Mr. Garramone and was unanimously approved.
 - **Annual Budget Meeting November 9, 2021** – Mr. Garramone made a motion to approve the minutes from the November 9, 2021 Annual Board Meeting. Motion seconded by Mrs. Diasio and was unanimously approved.
- 6. Treasurer's Reports**
 - October Treasurer's Report not available.
- 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** – Nothing to report.
- 10. Committee and Board Liaison Reports**
 - **Golf Course Report** – Mr. Garramone had nothing to report.
 - **Lakes Report** – Mr. Larsen reported that the lake company came out and treated lake number 8 for the overgrowth of weeds and the preserve areas for algae. Mr. Larsen stated the rest of the lakes are doing well.
 - **Landscaping Report (Seasonal Flowers)** – Mrs. Diasio reported that the landscaping company have installed the annual flowers with new dirt and fertilizer.
 - **Landscaping Report (Grounds)** – Mrs. Diasio had nothing to report.
 - **Activities Report** – Mrs. Loomis reported Santa was going to be unavailable this year so Santa's Elf will be filling in for him. A resident came forward and volunteered to be Santa. Mrs. Loomis thanked the volunteer and stated the event will take place on December 4, 2021 from 1pm to 3pm at the Clubhouse.

- **Collections/Legal Report** – Mrs. Loomis reported there were 21 accounts that were two or more quarters delinquent. Out of the 21 accounts, 3 paid in full and 7 were set up on a payment plan. Mrs. Loomis stated 11 need to be suspended. Mr. Read made a motion to suspend the following units: 1129 Oakwater Drive, 1220 Oakwater Drive, 1236 Oakwater Drive, 1240 Oakwater Drive, 1269 Gembrook Court, 1306 Isleworth Court, 1849 Waldorf Drive, 2240 Ridgewood Circle, 2734 Misty Oaks Circle, 2758 Misty Oaks Circle and 2137 Reston Circle. Motion seconded by Mr. Garramone and was unanimously approved.

11. Old Business

12. New Business

- **Irrigation Repairs-Affirmation** – Mr. Larsen stated, the board had 2 emergency votes via email to repair the 6-inch mainline break in front of the pavilion on the east side of Crestwood and another mainline break at the east corner of Crestwood and Okeechobee. Mr. Read made a motion to affirm the proposal from Ringler Landscape in the amount of \$1,800.00 to repair the Irrigation mainline at the east side of Crestwood. Mrs. Diasio seconded the motion and it was unanimously approved. Mr. Garramone made a motion to affirm the proposal from Ringler Landscape in the amount of \$2,200.00 to repair the Irrigation mainline break at the east corner of Crestwood and Okeechobee. Mrs. Diasio seconded the motion and it was unanimously approved.
- **Landscape Quote for Medians/Berms** – Mr. Larsen stated the board will table the discussion.
- **Pressure Washing** – Mr. Larsen stated, Mrs. Loomis received 3 quotes to get the pressure washing done for the property this year. Mr. Garramone made a motion to approve the pressure washing in the amount of \$11,565.00. Mrs. Diasio seconded the motion and it was unanimously approved.
- **Board Seats** – Mr. Larsen discussed going from 7 board seats to 5. Mr. Garramone made a motion to reduce the board seats from 7 to 5. Mr. Read seconded the motion and it was unanimously approved.

13. Open Forum – Mr. Read warned residents that there is a Cayote issue in Saybrook village. A resident discussed dogs not being on a leash and possible signs to help prevent the issue. The board took all issues under advisement.

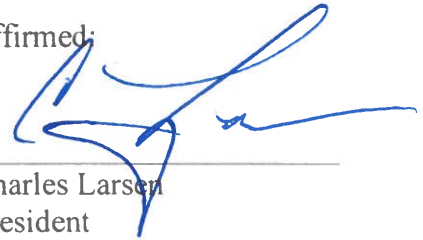
14. Adjournment - Mr. Read made a motion to adjourn the meeting at 7:12 pm. Mr. Garramone seconded the motion and it was unanimously approved.

Recorded By:



Mike Axelberd
Secretary

Affirmed:



Charles Larsen
President