

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

Board Meeting

December 15, 2021 at 6:30pm
Madison Green Clubhouse

Officers and Directors

Charlie Larsen, President
Gary Garramone, Vice President
Paul Read, Treasurer
Mike Axelberd, Secretary
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 November 17, 2021** – Mr. Larsen made a motion to approve the minutes from the November 17, 2021 board meeting. Motion seconded by Mr. Garramone and was unanimously approved.
 - **Re-organization Meeting December 13, 2021** – Mr. Axelberd made a motion to approve the minutes from the December 13, 2021 Board Re-organization Meeting. Motion seconded by Mr. Read and was unanimously approved.
- 6. Treasurer's Reports**
 - October 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** – Nothing to report.
- 10. Committee and Board Liaison Reports**
 - **Golf Course Report** – Mr. Garramone reported the banquet events have been picking up. The night tournaments have been not scheduled due to day light savings time at the golf course.
 - **Lakes Report** – Mr. Larsen reported that the lakes have been treated for grass and algae. Mr. Larsen stated the rest of the lakes are doing well.
 - **Landscaping Report (Seasonal Flowers)** – Mrs. Diasio reported that the annual flowers are doing well and the landscaping company has installed some extra flowers around the trees on Pine Road and Grand Oaks.
 - **Landscaping Report (Grounds)** – Mrs. Diasio had nothing to report.
 - **Activities Report** – Mrs. Axelberd announced that he is working with Kristin on planning a food truck event for the residents in the near future.

11. Collections/Legal Report – Mrs. Loomis reported 10 units were suspended in the last board meeting and out of the 10, 3 have paid in full and 7 will be sent to the attorney at the end of the month.

12. Old Business

- **Landscape Quote for Medians/Berms** – Mrs. Diasio discussed making some landscape changes to the Medians by filling in some of the open areas and getting rid of some of the dead plants by replacing them with Green Island Ficus plants. Mr. Axelberd made a motion to approve the landscape quote in the amount of \$7,614.00. Mr. Read seconded the motion and it was unanimously approved.

13. New Business

- **Re-Affirmation of Committee Appointments** – Mrs. Diasio made a motion to keep all board positions the same for next year. Mr. Garramone seconded the motion and it was unanimously approved.
- **Affirmation of Signatories on MGMA Accounts** – Mr. Axelberd made a motion to affirm the Signatories on the account which are Mr. Read, Mr. Axelberd and Mr. Larsen. Motion seconded by Mr. Garramone and unanimously approved.
- **Pool Contract** – Mrs. Loomis stated that it is time for the two-year pool contract to be renewed. Mrs. Loomis reported she is very happy with the company and would like to continue doing business with them. Mr. Read made a motion to approve the pool contract in the amount of \$1,971.00 a month. Mr. Garramone seconded the motion and it was unanimously approved.
- **Pool Motors** – Mrs. Loomis reported that we have 3 pool motors that are down and need to be replaced for next year. Mr. Larsen made a motion to approve the pool motors in the amount of \$12,426.00. Motion seconded by Mr. Garramone and unanimously approved.
- **Polling Location** – Mr. Larsen reported that the supervisor of elections came to look at the lanai since renovating the area and has made the decision to have future elections at the golf course. Mr. Larsen stated that if there would be any issue with the Golf Course holding future elections, they will be held at Madison Green for the convenience of the residents.

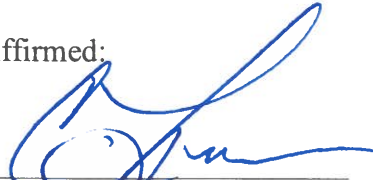
14. Open Forum – Mrs. Loomis and the board discussed the swales and curbs being pressure washed. Mr. Axelberd made a motion not to exceed \$7,000.00 for pressure washing the curbs and swales on each side going down Crestwood Blvd. Mr. Garramone seconded the motion and it was unanimously approved.

15. Adjournment – Mr. Larsen made a motion to adjourn the meeting at 7:22pm. Mr. Read seconded the motion and it was unanimously approved.

Recorded By:


Mike Axelberd
Secretary

Affirmed:


Charles Larsen
President