

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

Board Meeting

March 24, 2021 at 6:30 pm
Madison Green Clubhouse

Officers and Directors

Charlie Larsen, President
Gary Garramone, Vice President (Absent)
Paul Read, Treasurer
Mike Axelberd, Secretary
Neil Wallach, Director
Maxine Yoss, 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 6:30 pm.
- 4. Pledge of Allegiance**
- 5. Approval of Minutes**
 - **Board Meeting February 17, 2021**- Mr. Read made a motion to approve the minutes from the February 17, 2021 board meeting. Motion seconded by Mr. Axelberd and was unanimously approved.
- 6. Treasurer's Reports**
 - **February 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 the Village of Royal Palm Beach is trying to return to a sense of normalcy and will be rotating every other Friday with food trucks or movie in the park/concert in the park. The Green Market is also open every Saturday from 9am to 1pm. Feeding South Florida is also continuing on Wednesdays at Commons Park and has been servicing meals for families for almost a year now.
- 10. Committee and Board Liaison Reports (As Needed)**
 - **Golf Course Report** – Mr. Larsen reported that the Golf Course had some of their trees trimmed at the front entrance and the center median area when the master trimmed their trees. The Golf Course business has been picking up.
 - **Lakes Report** – Mr. Larsen had nothing to report.
 - **Landscaping Report (Seasonal Flowers)** – Mrs. Loomis reported the seasonal flowers are starting to die and will be needed to be replaced soon. Mr. Larsen reported that Mr. Axelberd will be the liaison for the Landscaping Report of Seasonal Flowers and Grounds.
 - **Landscaping Report (Grounds)** – Nothing to report from Mr. Axelberd.

- **Activities Report** – Nothing to report from Mr. Larsen.
- **Collections/Legal Report** - Mrs. Loomis reported that of the 15 suspended 5 units were sent to the attorney.

11. Old Business

- **Renovation Update** – Mrs. Loomis reported the pool renovation turned out fantastic and was reopened last week. She also stated the association has received a design board located at the front of the clubhouse with all the new samples on it for the new furniture and fabrics. All the chandeliers and sconces will be taken down within the next few months and replaced with the new ones. The new windows and doors will be installed at the end of April and after that is completed, we will have the floors and furniture installed.

12. New Business

- **Vacant Board Position (Secretary)** – Mr. Larsen stated we have an opening for the Secretary position on the MGMA Board. Mr. Larsen stated he was looking for a nomination for Secretary. Mr. Wallach nominated Mr. Axelberd. Mr. Read seconded the nomination, Mr. Larsen, Mr. Read and Mr. Wallach voted for the nomination. Mr. Axelberd abstained from voting. The nomination passed and Mr. Axelberd was voted as secretary of the MGMA BOD.
- **Add and Remove Bank Account Signers** – There will be six directors out of the six there will be three key executives with control of the entity: Mr. Read, Mr. Axelberd and Mr. Larsen. Dave Schenkelberg, Bernie Holmstock and Maxine Yoss are to be removed as signers on all the accounts. Mr. Wallach made a motion to approve Mr. Read, Mr. Larsen and Mr. Axelberd as the signatories on the account and to remove Dave Schenkelberg, Bernie Holmstock and Maxine Yoss as signers on all the accounts. Mr. Read seconded the motion and was unanimously approved.
- **Annual Flowers** – Mrs. Loomis reported that the annual flowers need to be replaced soon. Mr. Wallach made a motion to approve Ringler Landscaping for 1,680 plants at \$2.25 for a total of \$3,780.00. Mr. Read seconded the motion and was unanimously approved.
- **Irrigation** – Tabled.
- **Landscaping Quotes** – Mrs. Loomis reported that with the floor to ceiling windows being installed we will need to update the landscaping around the Lanai area and the around the transformer. Mr. Axelberd made a motion to approve a new landscape design not in excess of \$12,000. Mr. Wallach seconded the motion and was unanimously approved.
- **Umbrellas** – Mrs. Loomis reported that the 11 Umbrellas by the pool need to be replaced do to broken cranks and damage in the fabric. Mr. Wallach made a motion to approve the Key West Umbrellas for \$4,925.21. Mr. Axelberd seconded the motion and was unanimously approved.
- **ARC Rules and Guidelines** – Mrs. Loomis reported that there were some changes that needed to be modified in the ARC Rules and Guidelines document. The first change is bullet point four under Landscaping (DOC 4.1.O). It currently reads “Drawing on the survey of indicating type of plants/trees/palms and their location”. The change is to read “Drawing on the survey to indicate the type of plants/trees/palms and highlight their location”. The second change is to add a bullet point under the fourth bullet point of Landscaping (DOC 4.1.O) that will read “In the description indicate where on the property the landscaping is changing to include a photo”. The third change is the fourth bullet point under Landscaping Limitations and Restrictions which currently reads, “NO landscaping can be removed from the swale area due to street tree requirements”. It will now read, “NO landscaping can be removed from the swale area due to street tree requirements unless the tree has died and must be replaced with the same tree and

requires approval from your Village”. The fourth change is to add a new subsection titled “Solar Panels” and will include the following information: “Documentation required when submitting an Architectural Change Request for

- Solar Panels:
- Architectural Change Application signed and dated by the Homeowner(s).
- Survey and lot map.
- Acknowledgement Letter signed and dated by the Homeowner(s).
- Description of the product to be installed, including color.
- Color of existing roof tile and exterior body and trim house color, including door colors.
- Description of the placement of the product to be installed.
- Check deposit of \$100 (refundable after final inspection of completion), payable to Madison Green Master Association.
- Completion document from the Village of RPB is required for the return of the deposit if the Homeowner is required to obtain a Village of RPB building permit.

Note: All required documentation must accompany the correctly completed Architectural Change Application form. These documents must be submitted along with the deposit check to the Homeowner’s respective Village, as the first step in the process. See Madison Green Architectural Change Process for additional steps and information on this process.

Solar Panels Limitations and Restrictions:

- It is the responsibility of the Homeowner to obtain any and all building permits from the Village of Royal Palm Beach.
- All materials must be compatible with existing house and roof colors.
- Must be installed on roof.
- Solar panels shall lay flat to the roof plane.
- All piping shall be concealed wherever possible and all exposed piping shall be painted to match the surrounding surface.
- Solar panels must be in accordance with the Solar Rights Act of Florida, Section 163.04, Fl. Stat.
- Solar panels shall be placed in the least conspicuous locations possible, while not impairing the effective option of the solar collectors

The fifth and final change will be to add another subsection titled “Garage Doors” and will include the following information: “Documentation required when submitting an Architectural Change Request for Garage Doors:

- Architectural Change Application signed and dated by the Homeowner(s).
- Survey and lot map.
- Acknowledgement Letter signed and dated by the Homeowner(s).
- Indicate the color of existing roof tile and exterior body and trim color of home, including door colors.
- Description of the product, including color.
- Check deposit of \$100 (refundable after final inspection of completion), payable to Madison Green Master Association.
- Completion document from the Village of RPB is required for the return of the deposit if the Homeowner is required to obtain a Village of RPB building permit.

Note: All required documentation must accompany the correctly completed Architectural Change Application form. These documents must be submitted along with the deposit check to the Homeowner’s respective Village, as the first step in the process. See Madison Green Architectural Change Process for additional steps and information on this process.

Garage Door Limitations and Restrictions:

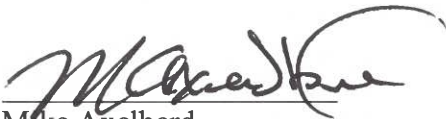
- It is the responsibility of the Homeowner to obtain any and all building permits from the Village of Royal Palm Beach, if applicable.
- All materials must be compatible with existing color scheme and roof color.
- Garage doors must be similar in likeness to original door.
- No windows are allowed on the garage doors.

Mr. Wallach made a motion to approve these changes to the ARC Rules and Guidelines document. Mr. Read seconded the motion and was unanimously approved.

13. Open Forum – Mrs. Loomis reported that due to a malfunction of the stair master in the gym we need to replace it immediately. Mr. Wallach made a motion to accept Pro-Fitness to replace the Stair Master for \$5,222.80. Mr. Read seconded the motion and was unanimously approved. A resident then brought up the question of if we are allowing guest into the pool yet and the board decided to keep the current rules until cases go down and more vaccinations are being done.

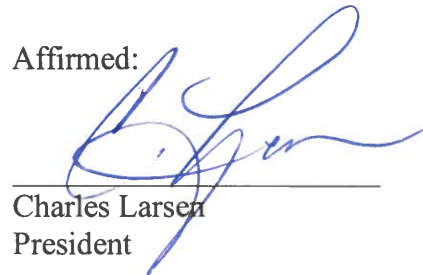
14. Adjournment - Mr. Wallach made a motion to adjourn the meeting at 8:29 pm. Mr. Axelberd seconded the motion and was unanimously approved.

Recorded By:



Mike Axelberd
Secretary

Affirmed:



Charles Larsen
President