

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

Board Meeting

April 28, 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
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 6:31 pm.
- 4. Pledge of Allegiance**
- 5. Approval of Minutes**
 - **Board Meeting March 24, 2021** – Mr. Wallach made a motion to approve the minutes from the March 24, 2021 board meeting. Motion seconded by Mr. Axelberd, for the motion, Mr. Wallach. Mr. Larsen, Mr. Axelberd, and Mr. Read. Mr. Garramone abstained from the motion and the motion was passed.
- 6. Treasurer's Reports**
 - March 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 that the ARC Report was available as a handout.
- 9. Government Liaison Report-** Jeff Hmara
- 10. Committee and Board Liaison Reports (As Needed)**
 - **Golf Course Report** – Mr. Garramone had no news to report.
 - **Lakes Report** – Mr. Larsen reported that himself, Mrs. Loomis and Mr. Read as well as a representative from Solitude went around the whole property and looked at all the lakes. There were some trash and coconut debris found in the lakes that Solitude said they would clean up.
 - **Landscaping Report (Seasonal Flowers)** – Mrs. Loomis reported that the seasonal flowers were planted and are starting to bloom.
 - **Landscaping Report (Grounds)** – Mr. Axelberd had no news to report.
 - **Activities Report** – Mr. Wallach had no news to report.
 - **Collections/Legal Report** - Mrs. Loomis had no news to report.
- 11. Old Business** –
 - **Renovation Update** - Mrs. Loomis reported that the lanai windows and door project will be starting Thursday April 29, and this will take a week to complete. The electricians are coming in May 3 to take down the large chandeliers in the front foyer and in the great room. The painters will be coming in next week to paint the ceilings in the great room

and conference room. We were able to save the association some money by having Fred paint the great room and hallway. The new umbrellas for the pool area are being made this week and should be arriving in the next month. The floors will be installed by the end of May along with the furniture which we are waiting on two pieces to come in.

- **Board Update** – There was nothing reported.

12. New Business

- **Fountain Proposal – Affirmation** – Mr. Wallach made a motion to affirm the Board decision via email to approve the new fountain motor. Mr. Read seconded the motion, and the motion was unanimously approved.
- **Irrigation Proposal** – Ringler Landscape, our current landscaping company, came in to do a presentation to manage the association's irrigation. Mr. Wallach made a motion to approve Ringler Landscape to be the new irrigation management company for \$1,200 a month. Mr. Axelberd seconded the motion and was it was unanimously approved.
- **Landscaping Quote Back Area** – Ringler Landscape also proposed their new landscape designs for outside the lanai/pool area. Mr. Wallach made a motion to accept estimate 2805 not to exceed \$2,7000 for the landscaping area new to the pool. Mr. Axelberd seconded the motion. For the motion was Mr. Larsen, Mr. Read, Mr. Axelberd and Mr. Wallach. Against the motion, Mr. Garramone, the motion was passed. Mr. Axelberd made a motion to accept estimate 2803 for \$2,390.00 for the landscaping area near the kiddie pool. Mr. Wallach seconded the motion and was unanimously approved. Mr. Axelberd made a motion to accept estimate 2804 for \$5,300.00 for the landscaping area across from the lanai. Mr. Wallach seconded the motion and was unanimously approved.
- **Solitude Contract Renewal** – The lake management, Solitude, proposed a new two-year contract for the Association to avoid the 3% mandatory price increase yearly. Mr. Wallach made a motion to approve the new two-year contract with Solitude Lake Management for \$3,484.49 a month. Mr. Read seconded the motion and was unanimously approved.

13. Open Forum – Mrs. Millicent Daniels, a previous member of the ARC committee, stated her disappointment in being dismissed from the ARC committee and had issues within the committee and management. Mrs. Daniels also reported that she was unhappy with the rules and the guidelines. Mrs. Loomis reported that the ARC committee members have been changed due to these issues and everything with the new committee is going smoothly. Mrs. Loomis also reported that during the last two Board meetings the ARC Guidelines were updated.

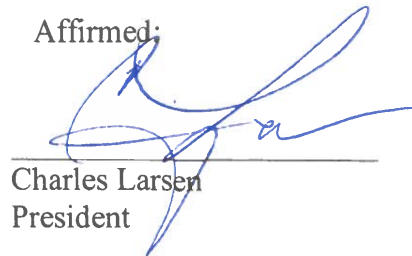
14. Adjournment - Mr. Wallach made a motion to adjourn the meeting at 8:03 pm. Mr. Read seconded the motion and was unanimously approved.

Recorded By:



Mike Axelberd
Secretary

Affirmed:



Charles Larsen
President