

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

Board Meeting

May 26, 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
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 6:31 pm.
- 4. Pledge of Allegiance**
- 5. Approval of Minutes**
 - **Board Meeting April 28, 2021** – Mr. Larsen made a motion to approve the minutes from the April 28, 2021 board meeting. Motion seconded by Mr. Axelberd and was unanimously approved.
- 6. Treasurer's Reports**
 - April 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. Mr. Larsen also complimented the property manager on the hard work being done within the office and ARC committee and is proud to report 38 ARC's have been approved this month.
- 9. Government Liaison Report**- Mr. Hmara stated the Village of Royal Palm Beach are trying to open back up slowly and carefully. On Memorial Day May 31st, 2021 at 9:30 am they'll be having a Memorial Day service at the Veteran's Park and everyone is welcome to come. It will be one of Royal Palm's first major events since the COVID-19 pandemic has started.
- 10. Committee and Board Liaison Reports (As Needed)**
 - **Golf Course Report** – Mr. Garramone reported that the banquet at the Golf Course is back in business and they have a new bartender.
 - **Lakes Report** – Mr. Larsen reported that the lily pads have been treated but is concerned about the fish and wildlife. He doesn't think it's a good idea to treat them as frequently as they are being treated currently. Mr. Larsen also stated a two-year contract was signed last month with Ringler landscape for irrigation services and due to the persistence of the property manager we will have a 3% decrease which will save us \$1,224 a year.
 - **Landscaping Report (Seasonal Flowers)** – Mrs. Loomis stated they are having some watering issues due to a 30-day notice that was given to the present irrigation company. There is to be a change in companies and the issue should be resolved soon.

- **Landscaping Report (Grounds)** – Mr. Axelberd reported the landscaping around the pools for the renovation has been completed.
- **Activities Report** – Mr. Wallach had no news to report.
- **Collections/Legal Report** -Mrs. Loomis reported there were 10 accounts that were two or more quarters delinquent. 4 are to be suspended. Mr. Axelberd made a motion to suspend the following units and not to send to collections for 30 days for this quarter only; The addresses suspended were 1310 Isleworth ct., 1188 Oakwater dr., 1146 Oakwater dr., & 1304 Isleworth ct.

11.Old Business –

- **Renovation Update** - Mrs. Loomis reported that most of the renovation is complete but she is still waiting on some items to come in. The new umbrellas for the pool area should be arriving this week. We are waiting on some art, coffee tables, and it will take about 4 more weeks for the Big Ass Fan to come in for the lanai. Mrs. Loomis stated the board was able to afford to place new flooring in most areas in the clubhouse and a brand-new conference table.
- **Bond Update** – Steve Feiertag had a meeting with Mr. Larsen and Indian Trail regarding community taxes and they were able to allocate them from \$469 to \$416 which is the lowest ever paid. They were able to save us \$65-70,000 a year with an 11.23% decrease.

12.New Business

- **Clubhouse Covid Restrictions** – Mr. Larsen stated the board has decided to allow a maximum of 2 guests per household in the outside areas only. The hours of operations will now be Monday-Thursday 7:00 am to 9:00 pm and Friday-Sunday 7:00 am to 8:00 pm. There will now be 6 people allowed in the gym per appointment slot.

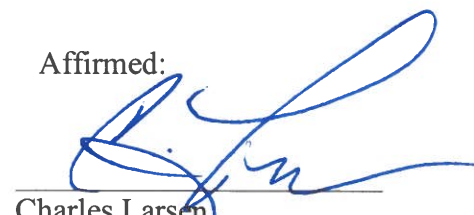
13.Open Forum – S. Marionakis asked about when the cable boxes will be taken out. Mrs. Loomis stated she has contacted them and she was told they need to have 95% of subscribers before they can take the boxes out but they have put the request in. S. Marionakis was also curious about what will become of the lanai furniture if they allow parties in the room. Mr. Larsen reported his concern on the furniture as well, and the overall well-being of the room. He stated the board is still deliberating on the subject. Mr. Larsen stated the rooms in the clubhouse are not open at this time.

14.Adjournment - Mr. Larsen made a motion to adjourn the meeting at 7:18 pm. Mr. Read seconded the motion and it was unanimously approved.

Recorded By:


 Mike Axelberd
 Secretary

Affirmed:


 Charles Larsen
 President