

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

Board Meeting

June 23, 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 6:30 pm.
- 4. Pledge of Allegiance**
- 5. Approval of Minutes**
 - **Board Meeting May 26, 2021** – Mr. Larsen made a motion to approve the minutes from the May 26, 2021 Board meeting. Motion seconded by Mr. Wallach and was unanimously approved.
- 6. Treasurer's Reports**
 - **May 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-** Mr. Hmara announced on July 4, 2021 at the Royal Palm Commons Park, the Village will be hosting a "Star Spangled Spectacular" with fun activities and events for the community to celebrate Independence Day. He also stated the Village of Royal Palm Beach will be holding a budget meeting on Wednesday July 7, 2021 at 6:30pm.
- 10. Committee and Board Liaison Reports (As Needed)**
 - **Golf Course Report** – Mr. Garramone reported that the banquet business at the Golf Course is picking up and they've been focused on getting everything organized and cleaned up.
 - **Lakes Report** – Mr. Larsen reported that on June 3, 2021 the lakes were sprayed for invasive weeds.
 - **Landscaping Report (Seasonal Flowers)** – Mr. Axelberd stated that due to the pump station issues on Crestwood, the flowers that were not doing well, on Grand Oaks and Pine Road have been replaced.
 - **Landscaping Report (Grounds)** – Mr. Axelberd had no news to report.
 - **Activities Report** – Mr. Wallach had no news to report.
 - **Collections/Legal Report** – Mrs. Loomis reported that 2 units were turned over to the attorney.

11. Old Business

- **Renovation Update** – Mrs. Loomis reported that the coffee bar is on back order and that she is still waiting on some of the artwork. She also stated that the centerpieces were finished and on display. Mrs. Loomis brought to the board's attention that some residents commented about how bad the paint was looking in the gym and they suggested that they should have the gym re-painted.

12. New Business

- **Solar Shade Proposals** – Mrs. Loomis reported that the windows in the lanai need to have some solar shades installed to protect the furniture against damaging sun rays. In last month's meeting and at the board's request, she received 3 quotes for solar shades to cover the windows. Mr. Wallach made a motion to purchase the window shades for all 9 windows in an amount not to exceed \$5,000. Motion seconded by Mr. Axelberd and was unanimously approved.
- **Pump Station Replacement-Affirmation** – The board had to emergency vote via email to replace the VFD pump station in the amount of \$8,253. Mr. Larsen made a motion to replace the Pump Station for the amount of \$8,253. Motion seconded by Mr. Read and unanimously approved.
- **Tops AutoPay** – Mrs. Loomis announced that starting July 1, 2021 residents will be able to access their Madison Green Master Association account online. They will now be able to view their balance, set up recurring payments, and make one-time payments quickly and conveniently. She also stated that the program is optional and residents have the choice to continue with their current method of payment.

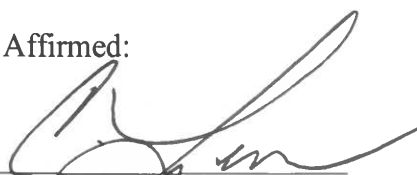
13. Open Forum - S. Marionakis had a concern that some of the residents are coming in wet from the pool and gym. Mrs. Loomis stated she is having signs made up to put in those designated areas. Mr. Garramone expressed his concerns regarding the Lanai and what the use of the room will be. B. Kelly expressed concerns about the lanai room being closed and wanted to know why residents could only bring in two guests to the clubhouse. The property manager explained why the lanai was closed due to some additional work that just got completed. Mr. Larsen acknowledged concerns regarding lanai parties and asked that the discussion on the lanai be put on the agenda for next month. Mr. Wallach made a motion to open the Lanai for regular use of the residents but not for the use of parties. Motion seconded by Mr. Axelberd. For the Motion: Mr. Larsen, Mr. Axelberd, Mr. Read and 1 Abstained: Mr. Garramone, Motion carried. The Board members agreed to allow residents to bring in 4 guests. Mr. Larsen stated there is no longer a capacity limit at the pool.

14. Adjournment - Mr. Larsen made a motion to adjourn the meeting at 7:58 pm. Mr. Axelberd seconded the motion and it was unanimously approved.

Recorded By:


Mike Axelberd
Secretary

Affirmed:


Charles Larsen
President