

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

Board Meeting

July 28, 2021 at 6:30 pm
Madison Green Clubhouse

Officers and Directors

Charlie Larsen, President
Gary Garramone, Vice President
Paul Read, Treasurer (Absent)
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 June 23, 2021** – Mr. Larsen made a motion to approve the minutes from the June 23, 2021 Board meeting. Motion seconded by Mr. Wallach and was unanimously approved.
- 6. Treasurer's Reports**
 - June Treasurer's Report: Mr. Wallach
- 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 that the Village will be having the Citizen Summit at 6:30 pm on August 30, 2021 at the Royal Palm Cultural Center. Mr. Hmara invited all residents of Royal Palm Beach to attend. Mr. Hmara also stated that Palm Beach County is reviewing building inspections after the tragic Miami building collapse that recently took place.
- 10. Committee and Board Liaison Reports (As Needed)**
 - **Golf Course Report** – Mr. Garramone reported that the Golf Course is holding a 9-hole scramble event on Thursday evenings. He also stated the Golf Course will be starting an Aeration project next month.
 - **Lakes Report** – Mr. Larsen reported that some of the lakes were treated for Lily pads. He also stated maintenance was performed on the bubblers and the main fountain. Mr. Larsen stated everything was doing well regarding the lakes.
 - **Landscaping Report (Seasonal Flowers)** – Mr. Axelberd stated that the new flowers are in. Mrs. Loomis reported the flowers on Grand Oaks and Pine Road were still not doing well, and the landscaping company will be replacing them if they remain in poor condition.
 - **Landscaping Report (Grounds)** – Mr. Axelberd had no news to report.

- **Activities Report** – Mr. Wallach had no news to report. Mr. Larsen stated that the Halloween event will not be taking place this year due to the rise in COVID-19 Delta variant numbers.
- **Collections/Legal Report** – Mrs. Loomis reported that out of the 2 units that were turned over to the attorney, one already paid in full.

11. Old Business

- **Lanai** – The board discussed leaving the Lanai closed for parties at this time.

12. New Business

- **Holiday Lights Proposals** – Mrs. Loomis presented 3 holiday light proposals for this year. Mrs. Loomis recommended we go with the second quote and requested that the board sign a 3-year contract to save 10%. Mrs. Loomis stated the only stipulation to signing a 3-year contract is that the association would owe the 10% back for each year prior to the cancellation. Mr. Wallach made a motion to approve the holiday lighting to not exceed \$12,000 with a 3-year contract. Motion seconded by Mr. Axelberd and the motion was unanimously approved.
- **Gym Paint Quotes** – Mrs. Loomis reported that she was quoted by 3 paint companies to have the gym re-painted to match the great room. Mrs. Loomis recommended the board go with the Painter Guys of the Palm Beaches because they are very professional and had the best price with great reviews. Mr. Wallach made a motion to have the Painter Guys of the Palm Beaches paint the gym and to not exceed \$1,450. Motion seconded by Mr. Axelberd and unanimously approved.
- **Annual Meeting Update** – Mrs. Loomis asked the board to look at the calendars for the upcoming annual meetings and to email her if anyone cannot make it to those meeting dates.

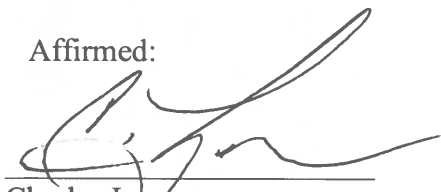
13. Open Forum - S. Marionakis had a concern that we needed a separate bigger sign over the jacuzzi and asked about replacing the patio furniture. Mrs. Loomis stated she will have a sign made for the area and she is working on finding a patio set.

14. Adjournment - Mr. Larsen made a motion to adjourn the meeting at 7:46 pm. Mr. Garramone seconded the motion and it was unanimously approved.

Recorded By:


Mike Axelberd
Secretary

Affirmed:


Charles Larsen
President