

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

**Board Meeting**

August 25, 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 6:34 pm.
- 4. Pledge of Allegiance**
- 5. Approval of Minutes**
  - **Board Meeting July 28, 2021** – Mr. Larsen made a motion to approve the minutes from the July 28, 2021 board meeting. Motion seconded by Mr. Garramone and was unanimously approved.
- 6. Treasurer's Reports**
  - July 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 reported that plenty of businesses are developing and growing within Palm Beach County and passed around some magazines with statistics and information about the village and county for the audience to look at.
- 10. Committee and Board Liaison Reports**
  - **Golf Course Report** – Mr. Garramone reported that the Golf Course was closed August 24<sup>th</sup> and 25<sup>th</sup> for maintenance. Mr. Garramone also announced the Golf Course events are still up and running with Par 3 games on Wednesday nights and the 9-hole scramble on Thursdays.
  - **Lakes Report** – Mr. Larsen reported he had a meeting with the lake management company regarding treatments of the Lily pads. Mr. Larsen stated he will stop having the Lily Pads treated so often, due to the amount of chemicals that are being put into the lakes during the treatment process.
  - **Landscaping Report (Seasonal Flowers)** – Mrs. Loomis reported the landscaping company will be pulling out the flowers on Pine Road and Grand Oaks and they had offered to replace them at no charge. The board discussed leaving the flower beds empty at this time because it is too late in the season to replant new ones.
  - **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 there were 25 accounts that were two or more quarters delinquent. Out of the 25 accounts, 15 paid in full and 4 were set up on a payment plan. Mrs. Loomis stated 6 are to be suspended. Mr. Wallach made a motion to suspend the following units: 1205 Oakwater Drive, 1501 Running Oak Lane, 1704 Annandale Circle, 2430 Westmont Drive, 2523 Glendale Place and 3016 Rockville Lane. Motion seconded by Mr. Axelberd and was unanimously approved.

**11. Old Business** – None.

**12. New Business**

- **Notice of Late Assessment Change** – Mrs. Loomis stated the Attorney informed her that there was an important change to the Florida law effective July 1, 2021, in regards to collecting attorney fees for late assessments. In order for associations to collect attorneys' fees, they must send a 30-day Notice of Late Assessment prior to sending a Notice of Intent to Record a Claim of Lien letter pursuant to Section 720.3085, Florida Statutes. Mrs. Loomis also stated that along with the suspension letter, residents will also be receiving a late assessment letter. In addition to the notice of late assessment letter we are required to do an affidavit on each resident that was sent the letter.
- **Kiddie Pool Filter-Affirmation** – The board had to emergency vote via email to replace the Kiddie Pool Filter in the amount of \$1,848. Mr. Wallach made a motion to replace the Kiddie Pool Filter for the amount of \$1,848. Motion seconded by Mr. Axelberd and unanimously approved.
- **ARC Member Changes** – Mrs. Loomis stated that Latoya Hannah has resigned as a full-time member of the ARC Committee and a new resident Martha Haberman would like to become a member. Mrs. Loomis asked for a motion to make Martha Haberman a full-time member of the ARC Committee. Mr. Wallach made a motion to make Martha Haberman a full-time member of the ARC committee. Mr. Garramone seconded the motion and the motion was unanimously approved.
- **Elliptical Trainer Quotes** – Mrs. Loomis reported that one of the Elliptical trainers in the gym is in poor mechanical condition and will need to be replaced. Mrs. Loomis presented 3 quotes to the board for a new Elliptical. Mr. Wallach makes a motion to purchase a new elliptical from Pro-Fitness in the amount of \$6,169.75. Mr. Axelberd seconded the motion and the motion was unanimously approved.
- **President's Workshop Date** – Mrs. Loomis announced that the President's Workshop meeting will be held on September 14<sup>th</sup> at 6:00 pm and that an email was sent out last week to all property managers and presidents from each community.

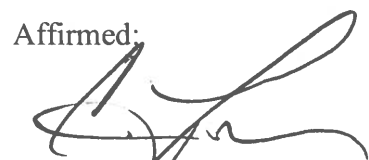
**13. Open Forum** – Mr. Larsen reported Amazon will be installing boxes at each village's call box to allow easier access for their drivers. A resident had a concern about the umbrellas being hard to crank up and down. Mrs. Loomis stated she has reached out to the vendor to get the problem resolved.

**14. Adjournment** - Mr. Larsen made a motion to adjourn the meeting at 7:27 pm. Mr. Garramone seconded the motion and it was unanimously approved.

Recorded By:

  
 Mike Axelberd  
 Secretary

Affirmed:

  
 Charles Larsen  
 President