

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

Board Meeting

September 22, 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 6:34 pm.
- 4. Pledge of Allegiance**
- 5. Approval of Minutes**
 - **Board Meeting August 25, 2021** – Mr. Larsen made a motion to approve the minutes from the August 25, 2021 board meeting. Motion seconded by Mr. Wallach and was unanimously approved.
- 6. Treasurer's Reports**
 - August 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**- Nothing to report.
- 10. Committee and Board Liaison Reports**
 - **Golf Course Report** – Mr. Garramone reported the Golf Course has been putting more effort into maintenance and hopes to see an increase in value to the courses in the years to come.
 - **Lakes Report** – Mr. Larsen reported the lakes are doing well.
 - **Landscaping Report (Seasonal Flowers)** – Mrs. Loomis reported that the landscape company will be installing the flowers by the beginning of November.
 - **Landscaping Report (Grounds)** – Mr. Axelberd stated some hedging on Crestwood in the median needs to be removed due to safety hazards. Mrs. Loomis said she met with landscaper and they will be removing the hedging the following week.
 - **Activities Report** – Mr. Wallach had no news to report.
 - **Collections/Legal Report** – Mrs. Loomis reported that out of the 6 people suspended last month, 2 people paid in full and 3 will be turned over to the attorney on September 30th, 2021.

11. Old Business

- **Comcast Update** – Mrs. Loomis stated that 95% of the residents have converted over to the fiber optic cable and Comcast has permanently shut down the old plant and is in the process of removing the old cable boxes. Mrs. Loomis explained the process would take approximately one month and the first crew will come and pull the boxes out and the second crew will be replacing the sod. Mrs. Loomis stated if anyone had any questions, they could send her an email.

12. New Business

- **Clubhouse Lighting** – Mrs. Loomis stated she received some quotes on some interchangeable colored lights for the clubhouse and front entry way. She stated this would save us money on the Christmas lighting every year. Dave from Landscape Lighting, came in and set up a demonstration for the board to decide whether they would like to move forward with the clubhouse lighting. The board decided to table the discussion for the future.

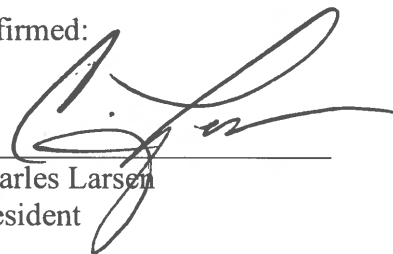
13. Open Forum – There was a discussion on lifting the ban on guests and going back to the original rule. The board agrees to lift the guests rule and will allow 6 guests per household to accompany residents. The board will also allow 2 more gym slots per each appointment slot.

14. Adjournment - Mr. Larsen made a motion to adjourn the meeting at 7:37 pm. Mr. Garramone seconded the motion and it was unanimously approved.

Recorded By:


Mike Axelberd
Secretary

Affirmed:


Charles Larsen
President