

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

**Board Meeting**

January 26, 2022 at 6:30pm  
Madison Green Clubhouse

**Officers and Directors**

Charlie Larsen, President  
Gary Garramone, Vice President  
Paul Read, Treasurer  
Mike Axelberd, Secretary  
Joanne Diasio, Director

**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 December 15, 2021** – Mr. Axelberd made a motion to approve the minutes from the December 15, 2021 board meeting. Motion seconded by Mrs. Diasio and was unanimously approved.
- 6. Treasurer's Reports**
  - November & December 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 plans are in the works to build more areas for entertainment in Palm Beach County in the near future. He discussed building plans including an Apple store, movie theatre, & a bowling alley. He also announced he will be running for councilman again in the upcoming March 8, 2022 Election.
- 10. Committee and Board Liaison Reports**
  - **Golf Course Report** – Mr. Garramone reported the golf course has been busy lately & that they have completed some landscaping in areas that were needed.
  - **Lakes Report** – Mr. Larsen reported that the lake company came out to inspect and treat the lakes for invasive weeds and plants.
  - **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio reported that the Green Island Ficus plants have been installed to the medians and they look great.
  - **Activities Report** – Mrs. Axelberd announced that he and Kristin have decided on a date for the food truck event and it will be held on April 1<sup>st</sup>.
  - **Collections/Legal Report** – Mrs. Loomis reported that out of the 7 accounts who were sent to the attorney, 2 paid in full.

## 11. Old Business

## 12. New Business

- **Irrigation Contract Affirmation** – Mrs. Loomis reported that the board decided to make a change to the irrigation company due to changes in ownership. Mrs. Loomis stated that the company that will be taking over had the contract with Madison Green in the past and knows the property very well. Mr. Axelberd made a motion to approve the 2-year irrigation contract with Image Sprinklers. Mr. Read seconded the motion and it was unanimously approved.
- **Clubhouse Pump Station Flow Meter** – Mrs. Loomis reported the flow meter that reads the water usage for the irrigation is corroded and can no longer be read. Two companies have been out to look at the property and have provided quotes for the work. Mr. Axelberd made a motion to approve the quote to have the pump fixed in the amount of \$2,758.98. Mr. Garramone seconded the motion and it was unanimously approved.
- **Contract for Pro-Fitness** – Mrs. Loomis stated that it is time for the service contract for the gym equipment to be renewed and change from a Bi-Monthly service to a quarterly service for the machines. Mr. Axelberd made a motion to approve the 1-year Pro-Fitness contract. Motion seconded by Mr. Read and unanimously approved.
- **ARC Window Guidelines** – Mrs. Loomis stated that a resident turned in an ARC for impact windows and requested they install the windows without grid lines. Mrs. Loomis reported that we needed to add a section to the ARC Rules & Guidelines document for Windows. The board discussed how to move forward and if they should amend the rule requiring residents to replace window grids on windows that currently have them. The board decided that they wanted to keep the original window grids and add a subsection to the ARC Rules and Guidelines titled “**Windows**” that will include the following information: Documentation required when submitting an **Architectural Change Request for Replacement Windows**:
  - Architectural Change Application signed and dated by the Homeowner(s).
  - Survey and lot map.
  - Acknowledgement Letter signed and dated by the Homeowner(s).
  - Description of the product to be installed, including color and placement.
  - Indicate the color of existing roof tile, exterior body and trim house color, including door colors.
  - Check deposit of \$100 (refundable after final inspection of completion), payable to Madison Green Master Association.
  - Completion document from the Village of Royal Palm Beach is required for the return of the deposit if the Homeowner is required to obtain a Village of Royal Palm Beach building permit.

**Note:** All required documentation must accompany the correct completed Architectural Change Application form. These documents must be submitted along with the deposit check to the Homeowner’s respective Village, as the first step in the process. See Madison Green Architectural Change Process for additional steps and information on this process.

### **Window Color Limitations and Restrictions:**

- It is the responsibility of the Homeowner to obtain any and all building permits from the Village of Royal Palm Beach. Windows must be current with the village of Royal Palm Beach code.
- Exterior windows and replacement windows in the community must retain the original style windows with white grids on the front and side of the house that are original to the dwelling or as constructed to maintain consistency throughout the neighborhood.

- Window color may only be a bronze or gray window tint.
- A reflective mirror finish is NOT permitted.

Mr. Read made a motion that all Exterior windows and replacement windows in the community must retain the original style windows with white grids on the front and side of the house that are original to the dwelling and to approve the addition of a new subsection to the ARC Rules and Guidelines document for windows. Mrs. Diasio seconded the motion and was unanimously approved.

- **Landscape Quote Crestwood Pump Station Area** – Mrs. Diasio reported a resident from Wyndham brought to their attention that the grass in the Crestwood pump station area is dead. Mrs. Diasio stated the landscape company said there wasn't much that could be done and if they were to plant more grass or sod it wouldn't survive due to the shade trees covering that area. Mrs. Diasio reported she & Kristin came up with a plan to landscape the area & she provided the board with a quote. The board decided to table the discussion.

**13. Open Forum** – A resident suggests the board give themselves more flexibility regarding Board Meeting dates. Mr. Axelberd discussed whether or not the board would like to take protective measures against the rise in COVID-19 cases. The board decides to keep all rules the same for now.

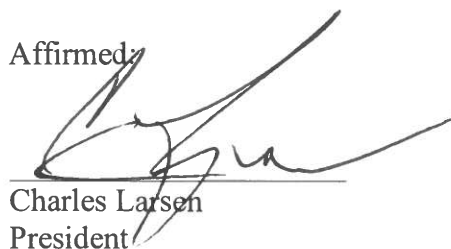
**14. Adjournment** – Mr. Read made a motion to adjourn the meeting at 8:01pm. Mrs. Diasio seconded the motion and it was unanimously approved.

Recorded By:



Mike Axelberd  
Secretary

Affirmed:



Charles Larsen  
President