

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

Board Meeting

February 23, 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
Tatiana Camacho, 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 January 26, 2022** – Mr. Larsen made a motion to approve the minutes from the January 26, 2022 board meeting. Motion seconded by Mr. Garramone and was unanimously approved.
- 6. Treasurer's Reports**
 - January's 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 for transportation improvement and a new location for the tax collector office in West Lake. Reminder that March 8th is election day and the poll location has been moved from the Madison Green Clubhouse to the Madison Green Golf Ballroom. Jeff also encouraged everyone to get out and vote and that he will be running for councilman again in this upcoming election.
- 10. Committee and Board Liaison Reports**
 - **Golf Course Report** – Mr. Garramone reported the golf course is business as usual. The golf course has completed the power washing in the community and has been allocating more resources to fix up the golf course.
 - **Lakes Report** – Mr. Larsen reported no complaints in regard to the lakes. Mrs. Loomis reported that due to an alligator sighting the Alligator Trapper has been notified. Residents are also reminded that Madison Green is not responsible for any wildlife but encouraged to contact the Alligator Trapper.
 - **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio reported nothing new.
 - **Activities Report** – Mr. Axelberd announced that the upcoming event signs will be put out two weeks prior to the event. He also asked to send an e-blast to the residents to remind them that the Food Truck Invasion event will take place April 1st, 2022 from 5:00pm-8:00pm and the Easter Egg Hunt event will take place on April 9th, 2022 from 10:00am-11:30am.

- **Collections/Legal Report** – Mrs. Loomis reported that 22 accounts are two or more quarters delinquent. Out of 22 accounts, 13 paid in full, 6 set up payment plans to be paid in full within 30 days and the remaining 3 accounts need to be suspended. The following 3 accounts that need to be suspended are: 2074 Reston Circle, 2469 Westmont Lane, 2475 Westmont Lane. Mr. Read made a motion to suspend the following units. Motion was seconded by Mr. Garramone and unanimously approved.

11. Old Business

- **Landscape Quote Crestwood Pump Station Area** – Mr. Larsen revisited the tabled landscape quote to install plants and mulch. The board has decided to continue to table this topic for a later date due to budget constraints.
- **Ratify Roof Settlement** – Mrs. Loomis reported that our attorney's office handling the lawsuit for the roof reached out to us with a good settlement offer that was higher than the last at \$97,065. Leaving us with a net total of 34,259.06 that will go back into reserves. We need to ratify the approval for the roof settlement. Mr. Axelberd made a motion to approve the roof settlement Motion was seconded by Mr. Garramone and unanimously approved.

12. New Business

- **Annual Flowers** – Mrs. Diasio reported the annual flowers will be congruent with the new landscaping out front. Mrs. Loomis also reported that mulch will need to be laid in order to prevent mold. Mr. Axelberd made a motion to approve the annual flowers for \$4,301.25. Motion was seconded by Mrs. Diasio and unanimously approved.
- **Tree Trimming Quote** – Mrs. Loomis reported that we have 2 quotes to trim the palm trees. The First quote is for 29,680. The Second quote was from Mainguy for \$19,500. Mrs. Loomis recommended Mainguy because they have the lowest price and have experience cutting the trees on the property. Mr. Axelberd made a motion to approve the tree trimming quote for \$19,500. Motion was seconded by Mrs. Diasio and unanimously approved.
- **Landscaping Refresh Front of the Clubhouse** – Mrs. Loomis presented a new landscape design that was rendered by Ringler for the front of the clubhouse in the amount of \$7,158.00. Mrs. Diasio made a motion to approve the landscape in front of clubhouse for \$7,158.00. Motion was seconded by Mr. Read and unanimously approved.
- **Royal Palm Treatment Proposal** – Mrs. Loomis reported that each year we treat the royal palm trees for Royal Palm Bug. Ringler has the lowest quote for \$2,142 and we would like to recommend going with them. Mr. Read made a motion approve Royal Palm Treatment Proposal for \$2,142. Motion was seconded by Mrs. Diasio and unanimously approved.
- **Re-strapping Lawn Furniture & Tables** – Mrs. Loomis reported that we have approved a project in the budget to replace or update the pool furniture. We need 92 chairs, 3 48-inch tables with bases and 21 new 18-inch pool side tables. Dr. Strap has the lowest quote for \$10,061.19 which includes the tables and Re-strapping all the chairs. Mr. Garramone made a motion to approve Re-strapping the lawn furniture & purchase the tables for \$10,061.19. Motion was seconded Mr. Axelberd and unanimously approved.


13. Open Forum – A resident suggested to send something to the Broder family to pay our respects for Donna. Another resident also suggested adding pickleball near the tennis courts. The board requested that we get quotes and revisit this matter during the next board meeting.

14. Adjournment – Mr. Axelberd made a motion to adjourn the meeting at 7:32pm. Mr. Garramone seconded the motion, and it was unanimously approved.

Recorded By:


Mike Axelberd
Secretary

Affirmed:


Charles Larsen
President