

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

**Board Meeting**

May 25, 2022 at 6:30pm  
Madison Green Clubhouse

**Officers and Directors**

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

**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 called the meeting to order at 6:30pm.
4. **Pledge of Allegiance**
5. **Approval of Minutes**
  - **Board Meeting March 23, 2022** – Due to some of the Board members being absent, this will be tabled until the next Board Meeting for approval.
6. **Treasurer’s Reports**
  - March and April 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 was absent, and nothing reported.
10. **Committee and Board Liaison Reports**
  - **Golf Course Report** – Mr. Garramone was absent. Mrs. Loomis reported the golf course is busy with tournaments. The MarBar agreed to partner with us for the food truck event for July 8<sup>th</sup>.
  - **Lakes Report** – Mr. Larson reported an incident with a lake in Fairfax. Approximately 20 fish died. The vendor could not determine the cause of death and the dead fish were missing from the lake. The lake has now been cleaned out and running as normal. No other incidents with lakes were reported.
  - **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio is absent. Mrs. Loomis reported that the flowers are doing well.
  - **Activities Report** – Mr. Axelberd announced that the upcoming Food Truck Invasion event will take place July 8th, 2022 from 5:00pm-8:00pm at the MarBar parking lot. Mrs. Loomis reported that we will have two food trucks which include, Cousin Maine Lobster and Scarlett’s Barbeque truck and we are also planning on having ice cream for the kids.
  - **Collections/Legal Report** – Mrs. Loomis reported that 22 accounts are two or more quarters delinquent. Out of the 22 accounts, 12 paid in full, 6 set up payment plans. 5 accounts need to be suspended for the following units: 2000 Reston Circle, 2240 Ridgewood Circle, 2272 Ridgewood Circle, 2475 Westmont Lane, 2720 Misty Oak Circle. Mr. Axelberd made a motion to suspend the following units. Motion was seconded by Mr. Reed and unanimously approved.

## 11. Old Business

- **Pickleball Court** – Mrs. Loomis reported that the pickleball court stripping lines have been finished and the court is now ready for use. The residents have been notified by an e-blast. We have an appointment system to reserve the court for the allotted time.
- **Gym Update** – Mrs. Loomis reported that the new floor has been put in and looks great. The room is now open for residents to use. The equipment is still back ordered and is scheduled to be delivered at the end of June.

## 12. New Business

- **MGMA Resident Card and Guest Privilege Procedure** – There has been some confusion on the access card procedure based on the information provided on the website on how to obtain a resident card and the clubhouse use and guidelines. We want to minimize any confusion going forward by updating the rules that are under the Resident Cards Guest Clearance and Clubhouse Use and Guidelines.

The changes updated are under **Resident Cards as follows:** New homeowners that have just purchased a home, will need to bring in their warranty deed and driver's license to apply for an access ID card. Only those on the warranty deed, significant other of the homeowner, dependent children 16 years or older or an immediate family member living permanently in the home are eligible for resident cards. Please note that everyone 16 years of age and older will need a resident card to come in without supervision. If your name is not on the warranty deed, the address on your driver's license must reflect the Madison Green address. (No exceptions to this rule.) Dependent children 16 years or older that do not possess a driver's license, will need to provide a birth certificate and student ID. The first two cards are free, and each additional card can be obtained for \$10, which must be paid with a check, money order, or credit card (credit cards are only accepted during office hours). Cash payments are NOT accepted. To apply for a resident card the resident must fill out a clubhouse access application form. All resident card applications must be signed by the homeowner at the clubhouse and approved by the MGMA Property Manager. Clubhouse cards are available during the office hours of 9 am to 5 pm, Monday through Friday.

The second change is to add that the gym is for residents only; no guests are allowed.

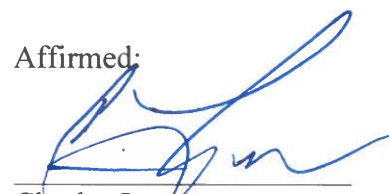
Need a motion to approve updating the MGMA Resident Cards and Guest Privilege Procedure and The Rules and Guidelines. Mr. Axelberd made a motion to approve the updating the MGMA Resident Cards and Guest Privilege procedure and The Rules and Guidelines. Motion was seconded by Mr. Reed and unanimously approved.

13. **Open Forum** – A resident had a concern that the pool closed earlier than normal. Mrs. Loomis explained that there was confusion with a new staff member. This has been clarified and we expect no issues going forward. Another concern by the same resident was that the coconut tree fronds surrounding the pool need to be trimmed when they are hanging. Another resident suggested that we purchase event signs that can be repurposed for multiple events by changing the date.
14. **Adjournment** – Mr. Axelberd made a motion to adjourn the meeting at 7:00 PM. Mr. Reed seconded the motion and it was unanimously approved.

Recorded By:

  
Mike Axelberd  
Secretary

Affirmed:

  
Charles Larsen  
President