

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

Board Meeting

June 22, 2022 at 6:30pm
Madison Green Clubhouse

Officers and Directors

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

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 6:31 PM.
4. **Pledge of Allegiance**
5. **Approval of Minutes**
 - **Board Meeting March 23, 2022 & May 25, 2022** – Mr. Larsen made a motion to approve the minutes from March 23, 2022 board meeting and seconded by Mr. Garramone and Mr. Read and Mr. Axelberd abstained motion carried. Mr. Larsen made a motion to approve the minutes from May 25, 2022 board meeting and seconded by Mr. Read and Mrs. Diasio and Mr. Garramone abstained motion carried.
6. **Treasurer's Reports**
 - May 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 reported that we are still on schedule and remain on budget for the new village hall. The post office will also be in the new lobby. The development behind Lowe's will be a "Mixed Use Social Area" similar to Cityplace. This area will include hotels, restaurants, offices and residential buildings. A one-year commercial study will be conducted for State Road 7; citizens are encouraged to attend. The Starbucks near Costco will be relocating to a standalone location near the empty development by the Denny's area.
10. **Committee and Board Liaison Reports**
 - **Golf Course Report** – Mr. Garramone reported that the golf course and MarBar has been busier with some 9-hole tournaments.
 - **Lakes Report** – Mr. Larson reported the lakes look good due to recent rain. Mr. Larsen also stated that the main fountain is bubbling due to a malfunction. The property manager is currently in the process of speaking with Solitude to rectify this matter.
 - **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio reported that the some of the flowers have been affected by the recent rainfall and not doing well. A solution will be discussed further in New Business.
 - **Activities Report** – Mr. Axelberd announced that the upcoming Food Truck Invasion event will take place July 8th, 2022 from 5:00pm-8:00pm. Mrs. Loomis reported that we will have 3 food trucks which include, Cousin Maine Lobster, Scarlett's Barbeque and No Pork On My Fork truck. We will also have Rita's Italian Ice cart. A resident suggested that we should host more activities. We will be taking this into consideration.

- **Collections/Legal Report** – Mrs. Loomis reported that we have 5 accounts that were suspended in the last month’s meeting. Out of those accounts; 2 paid in full, 2 set up payment plans and 1 is going to the attorney.

11. Old Business

- **Gym Update** – Mrs. Loomis reported that the new floor has put in the additional room. The room is now completed and open to residents to stretch or use free weights. The equipment is still back ordered and is scheduled to be delivered by the end of July.

12. New Business


- **Pool Rules** – Mrs. Loomis reported that there is a state law that requires the depth of the pool to be included on all signage that will need to be updated and replaced. The new rules for the pool signage have been discussed and tabled for the next meeting due to whether or not we should regulate appropriate swimwear.
- **Roof Guidelines** – Mrs. Loomis stated that there is a lack of ARC guidelines that pertain to being able to paint or stain the homeowner’s roof. Mrs. Loomis is proposing to add a guideline to the Rules and Regulations for the ARC under Roof Replacement to eliminate confusion. The new added guideline proposed is Painting or Staining of the roof is prohibited. Mr. Read made a motion to add the guideline that painting or staining the roof is prohibited under the ARC guidelines under the roof section. Motion seconded by Mrs. Diasio and unanimously approved.

Landscape Contract – Mrs. Loomis reported that Ringler has approached us with an early 2-year contract renewal for the landscape contract from January 1, 2023 – December 31, 2025 with a 30-day opt-out cancellation clause. By signing early, they will lock in the current price of landscaping, fertilizer and flowers for the next 2 years. Motion made by Mrs. Diasio to approve Ringler’s 2- year contract. Motion seconded by Mr. Read and unanimously approved.

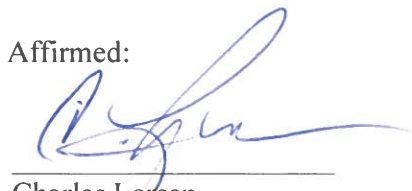
- **Landscape Quote** – Mrs. Loomis stated we have had a problem regulating the drainage on Pine Road and Grand Oaks that has caused the flowers to deteriorate. Mrs. Loomis is proposing a permanent landscape solution quote from Ringler in the amount of \$3,055 for 4 islands; 2 on Grand Oaks and 2 on Pine Road. The new design will save us money, so we won’t have to purchase as many flowers each year. Motion made by Mr. Garramone to approve Ringler’s landscape quote of \$3,055 for the 2 islands on Pine Road and 2 islands on Grand Oaks. Motion seconded by Mr. Axelberd and unanimously approved.
- **Open Forum** – A resident suggested that food should be allowed during village board meetings. This will be put on the agenda for next meeting. Mrs. Loomis reported that we need approval for Hydrodynamics in the amount of \$1,491.16 for a mainline repair on Crestwood near the Pine Wood station using steel groove fittings to replace the failed 4-inch PVC coupling. Motion made by Mr. Axelberd to approve the mainline repair for hydrodynamics in the amount of \$1,491.19. Motion seconded by Mr. Garramone and unanimously approved. Mr. Hmara mentioned that their will be festivities on July 2nd through the 4th for a “Weekend Spectacular” at Commons Park.

- 13. **Adjournment** – Mr. Axelberd made a motion to adjourn the meeting at 8:41 PM. Mr. Garramone seconded the motion and it was unanimously approved.

Recorded By:


Mike Axelberd
Secretary

Affirmed:


Charles Larsen
President