

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

Board Meeting

September 28, 2022 at 6:30pm
Madison Green Clubhouse

Officers and Directors

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

Management

Kristin Loomis, Property Manager
Ryan Nunes, 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 6:32 pm.

4. Pledge of Allegiance

5. Approval of Minutes

- **Board Meeting August 24, 2022** – Mrs. Diasio made a motion to approve the minutes from August 24, 2022 board meeting and seconded by Mr. Axelberd and was unanimously approved.

6. Treasurer's Reports

- **July Treasurer's Report:** Mr. Larsen stated the August Treasurer's Report was available as a handout.
- **Audit 2021:** Mr. Larsen stated that we had an audit and the auditor said Madison Green did well. Mr. Axelberd made a motion to approve the 2021 Audit. Motion seconded by Mrs. Diasio and was unanimously approved.

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 stated that the Halloween event at commons park was pushed back one week. There will be a Read for the Record event on October 27th where adult volunteers will read the book *Nigel and the Moon* to the kids. He also reported that a new resort was proposed to be built in Royal Palm Beach.

10. Committee and Board Liaison Reports

- **Golf Course Report** – There was nothing to report for the golf course, Mr. Garramone was absent.
- **Lakes Report** – Mr. Larsen reported that the lakes are doing well apart from the fountain issue.
- **Landscaping Report (Grounds & Seasonal Flowers)** – Mrs. Diasio reported everything is looking good on the new islands where the new plants have been installed.
- **Activities Report** – Mrs. Loomis reported that the upcoming activities scheduled for this year will be, the Halloween Party on October 29th from 2pm-4pm at the clubhouse, the Holiday adult get together on December 8th from 6:30pm-8:30pm at the MarBar, and the Santa Event on December 17th from 1pm-3pm at the clubhouse.

- **Collections/Legal Report** – Mrs. Loomis reported that out of the 11 accounts that were suspended 7 paid in full, 3 are on a payment plan and 1 is being sent to the attorney.

11. Old Business

- **Gym Update** – Mrs. Loomis reported that the chin dip assist that was on back order has been installed. The gym project is now complete.
- **Budget Meeting** – Mrs. Loomis stated the budget workshops had a scheduling conflict and the new dates are as follows: October 11th, October 17th, and October 19th. The budget approval meeting will be held on November 9th at 6pm. These dates can also be found on our website and the calendar handout.

12. New Business

- **Bike Proposal** – Mrs. Loomis stated that we have a 10-year-old recumbent bike that needs to be replaced. We have a quote for a brand-new unit with a 3-year warranty for \$4881.01 or a refurbished unit for \$2241.65 with a 2-year warranty. The board discussed the benefit of a brand-new bike with a longer warranty versus the refurbished model that is a few years old with less warranty. Mr. Larsen made a motion to purchase the new unit for the amount of \$4881.01. Motion seconded by Mrs. Diasio and was unanimously approved.
- **Christmas Light Proposal** – Mrs. Loomis stated that we have the Christmas light quote. The design this year is using the red and white candy cane lights on the Royal Palms. They will be wrapped in a spiral around the trunks with the 18 sets of green lights on the palm fronds. The monuments and pavilions will have icicle lights. The clubhouse and golf course entrance will also be decorated. The quote for this year is \$15,294. She also stated that if we sign a contract, we can lock in the price for the next 3 years and save 10%. The discount would drop the price to \$13,765. Mr. Axelberd made a motion to approve a 3-year contract with Lighting by Design for the amount of \$13,765. Motion seconded by Mrs. Diasio and was unanimously approved.
- **Lanai Facility Use** – The majority of the board is against renting the lanai out for events. Mrs. Diasio stated that when the lanai is rented out, residents who want to use the facility are unable to use it during that time and lose one of the amenities that they are paying for. Mr. Axelberd made a motion not to rent out the lanai for events. Motion seconded by Mrs. Diasio and was unanimously approved.
- **Open Forum** – Mrs. Loomis stated that the fountain motor has gone bad and needs to be replaced. The issue is being investigated at this time. The fountain company believes it is a possible electrical issue and an electrician is coming out to diagnose the problem. The new motor will cost \$3,769.39. Mr. Axelberd made a motion to get the motor approved for the amount of \$3,769.39. with the stipulation that the cause of the issue is found before the purchase of the new motor. Motion seconded by Mrs. Diasio and was unanimously approved.
- **Adjournment** – Mr. Axelberd made a motion to adjourn the meeting at 7:14 pm. Mrs. Diasio seconded the motion, and it was unanimously approved.

Recorded By:



Mike Axelberd
Secretary

Affirmed:



Charles Larsen
President